

*On the revision of the of*  
*Whole House, and the conf in*  
*Of which will be moved on*  
[1912.—No. 99.]

TO THE RIGHT HONOURABLE THE LORD MAYOR,  
ALDERMEN AND BURGESSES OF DUBLIN.

*Monday next.*

## REPORT

OF THE

### IMPROVEMENTS COMMITTEE

*In further reference to the proposed scheme for the clearance of the insanitary area bounded by Church Street, Stirrup Lane, Beresford Street, Mary's Lane, and the erection thereon of Workmen's Dwellings under Part I. of the Housing of the Working Classes Act, 1890, and the Housing of the Working Classes (Ireland) Act, 1908 (vide Report No. 5/1912).*

---

ALDERMAN WILLIAM DOYLE, *Chairman.*

---

DUBLIN:

SEALY, BRYERS, & WALKER,  
MIDDLE ABBEY STREET.

---

1912.



TO THE RIGHT HONOURABLE THE LORD MAYOR,  
ALDERMEN, AND BURGESSES OF DUBLIN.

---

## REPORT

OF THE

### IMPROVEMENTS COMMITTEE,

*In further reference to the proposed scheme for the clearance of the insanitary area bounded by Church Street, Stirrup Lane, Beresford Street, Mary's Lane, and the erection thereon of Workmen's Dwellings under Part I. of the Housing of the Working Classes Act, 1890, and the Housing of the Working Classes (Ireland) Act, 1908 (vide Report No. 5/1912).*

---

The Municipal Council at its meeting on the 4th March, 1912 (Council Minute 244), adopted the following recommendation of the Committee of the Whole House, to which Body the Report No. 5/1912 of the Improvements Committee was remitted for consideration :—

“ While we recommend the formation of a Special Housing Committee, we also recommend the Council to refer this Scheme up an amended Cottage Scheme with a rental of 1s. per room per week, while maintaining the cubic space for bedrooms of at least 1,000 cubic feet each; and that all necessary Standing Orders be suspended to enable the Council to consider and deal with this Report immediately after first reading.”



In accordance with our instructions, the City Architect prepared an amended plan on the lines set forth in the foregoing Order of Council. It will be seen from his report which we submit that in order to produce the alternative plan it has been necessary to decrease the number of dwellings from 246 to 181. The total estimated capital outlay in connection with the amended plan would be £44,900 as against an estimated cost of £45,520 for the original scheme. On the other hand, the estimated income from the amended scheme based on a rent of three shillings per week per cottage, as recommended by the Committee of the Whole House would be £1,411 per annum as against an estimated income from the original scheme based on the rents set out in Report No. 5/1912 of £3,307 4s. 0d. For the convenient reference of the Municipal Council we reproduce the financial statement in relation to the scheme proposed by us in Report 5/1912, and in addition we submit the City Treasurer's income and expenditure return respecting the amended scheme.

CORPORATION OF DUBLIN,  
CITY ARCHITECT'S OFFICE,  
MUNICIPAL BUILDINGS,  
25th March, 1912.

RE CHURCH STREET AND BERESFORD STREET  
HOUSING SCHEME, AMENDED PLAN DATED  
MARCH 25TH, 1912.

DEAR MR. TOBIN,

Referring to your letter of the 7th inst., I now beg to submit for the consideration of the Improvements Committee an amended plan for the above-named scheme, prepared in accordance with the instructions contained in the Report of the Committee of the Whole House (Report No. 32/1912).



In order to secure the minimum dimensions now required, namely, 1,000 cubic feet for each bedroom, it has been necessary to increase the size of the houses, and this in turn has led to a reduction of the number of houses that can be placed upon the site.

Your Committee's Report (No. 5/1912) provided for the erection of 66 "A" class cottages, to be built at a cost of £130 each; 156 "B" class cottages, to be built at a cost of £120 each; and 24 combined shops and dwellings, at a cost of £130 each, making a total of 246 dwellings.

The present plan provides for a total of 181 houses, at a cost of £165 per house. As many of these houses as the Committee think desirable can be converted into shops. The area and cubic contents of all the houses would be practically the same, but the houses facing Church Street and Beresford Street (60 in number) would have a frontage of 14 feet 1 inch from centre to centre of the party walls, and a depth of 22 feet 6 inches from front to rear; while the remaining houses would have a frontage of 15 feet from centre to centre of the party walls, and a depth of 21 feet 6 inches from front to rear. In all cases the bedrooms will have slightly more than the minimum of 1,000 cubic feet for each bedroom.

I estimate the cost of the building works alone in connection with the scheme as follows:—

181 houses, at £165 each, ...	£29,865	0	0
Quantity Surveyor, Clerk of Works, &c.,	535	0	0
Total, ...	£30,400	0	0

To this must be added acquisition of site, law expenses, clearance of site, roads, sewers, and engineering expenses.

Your faithfully,

C. J. MACCARTHY,  
*City Architect.*

Patrick Tobin, Esq.,  
Secretary,  
Improvements Committee.



BALANCE SHEET.  
HOUSING OF THE WORKING CLASSES.

BERESFORD STREET AND CHURCH STREET AREA.—LOAN £45,520.  
(*Vide* Report No. 5, 1912.)

Estimated Annual Expenditure.		Estimated Annual Income.		
	£		£	s. d.
*Interest and Instalment of Principal, third year.	2,371	66 Cottages, at 5s., .	858	0 0
		156 Cottages, at 4s. 6d.,	1,825	4 0
		24 Shops, at 10s., .	624	0 0
Rates, . . . .	694		3,307	4 0
Maintenance, .	123			
Superintendence, .	80			
Insurance, . . .	25	Loss, . . . .	35	16 0
Vacancies, . . .	50			
	£3,343		3,343	0 0

\* Annual reduction, £27 8s. 0d.

EDMUND W. EYRE,  
*City Treasurer.*

4/1/'12.

CORPORATION OF DUBLIN,  
CITY TREASURER'S OFFICE,  
MUNICIPAL BUILDINGS,  
1st April, 1912.

DEAR SIR,

As requested in yours of this date, I now send you my estimate of the financial result of the Scheme outlined in your letter.

The figure I have set down for taxes might seem to the Committee out of proportion to the rents to be received; but it is based on the assumption that the fact of the houses being let at 3s. per week each would not induce the Commissioner of Valuation to value them at a figure lower than houses affording similar accommodation letting at higher rents.



I have put the figure for vacancies down at £10, as the very small rent at which it is proposed to let the houses would have the effect of minimising the loss due to vacancies.

Yours faithfully,

EDMUND W. EYRE,  
*City Treasurer.*

P. Tobin, Esq.,  
Secretary,  
Improvements Committee.

CHURCH STREET AND BERESFORD STREET HOUSING  
SCHEME—AMENDED PLAN.

(Loan, £44,900.)

Expenditure.				Income.			
	£	s.	d.		£	s.	d.
*Interest and Instalment of Principal, third year.	2,338	18	4	Rent,	1,411	16	0
Rates,	452	10	0				
Maintenance,	90	10	0				
Superintendence,	70	0	0				
Insurance,	22	0	0				
Vacancies,	10	0	0	Loss,	1,572	2	4
	2,983	18	4		2,983	18	4

\* Annual Reduction, £26 12s. 7d.

EDMUND W. EYRE,  
*City Treasurer.*

1st April, 1912.

We could not possibly see our way to recommend the alternative plan, involving as it does a loss of close on £1,600 a year to the ratepayers. Therefore, we again strongly recommend the Council to adopt the scheme



outlined in Report No. 5/1912, and if there are any details connected with it which in the opinion of the Council should be modified, either as regards the number of shops or the rents proposed to be charged, the matter can be dealt with by an amending resolution in connection with the adoption of the Report (No. 5/1912), and such modifications can be given effect to at the Local Government Inquiry. We may mention that the dimensions of the rooms proposed by us are similar in every respect to those contained in the dwellings erected at Inchicore, and also to the dwellings which are about to be erected on the Cook Street Area. These schemes have been approved by the Municipal Council and the Local Government Board.

All of which we beg to submit as our Report, this 2nd day of April, 1912.

WILLIAM DOYLE,

*Chairman.*

City Hall, Dublin.