

SPECIMEN.

AcK. Aug 2.

HOUSING.

THE NEED FOR REFORM.

A CALL TO CHURCH AND NATION.

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"Where there is no vision the people perish."
Proverbs, xxix. 18.

By
E. L. ACRES.

P PAMPHLET

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CITY OF LONDON POLYTECHNIC
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"WE must have an almost superhuman patience, a quite resistless determination to subordinate all private interests to the common weal, a spirit of adventure which will prefer bold schemes of real reconstruction to the patchy palliatives which have often enough done duty in the great cause of social reform. But that equipment is essentially spiritual. These things concern the temper, the will-power, the power of vision of the people. Who can supply them if not that society which is the accredited agent of Jesus Christ?"—*The Rt. Rev. the Lord Bishop of Peterborough.*

"Have you ever considered how much depends upon housing? Housing means health, a real chance for the children, a blow at indulgence in liquor, and, in addition, all the decencies of life. We must clear out the slums, whether in city or village, or mining urban district. We cannot tolerate the slum any longer."—*Rt. Hon. D. Lloyd George.*

"Housing is admittedly not only one of the subjects which ought to be dealt with, but a subject on which there is so much general agreement throughout the country that an attempt to deal with it on sound lines could be made without, I believe, exciting any of the bitterness of party conflict."—*The Rt. Hon. A. Bonar Law.*

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Our Responsibility.

MANY have heard the harassed housewife, as she seeks to run her household on economical and scientific lines, exclaim: "Oh! for a house designed by a woman! Naught else will eliminate these needless steps, this waste room, these dark corners, lurking places for dirt and disease."

Great strides have been made towards housing reform; women architects have competed and won prizes for designing model houses, but more, infinitely more, remains to be done, and it is here that a wide field of usefulness opens up for women.

The one word above all others on our lips to day is "Reconstruction"; a word apt to become mechanical and unmeaning if used carelessly or lightly, and the safe and suitable housing of our families is one of the most vital activities of the future, and one that is pre-eminently woman's sphere. Local conditions demand local treatment, and local bodies should now be exercising their talents in drawing up plans for housing, and in this work women already on Local Government Boards will be of the greatest assistance. In addition to these, women's councils and "Citizen Associations" are being arranged, for the discussion of housing and other rural problems. An interesting experiment is being tried at Findon in Sussex, where a village council of women has been formed. Here the members are learning corporate action and the methods of public procedure, and already some useful work has been done in sending resolutions to the Local Authorities. A similar experiment is to be made at Storrington. This idea might well be developed in other localities, for resolutions sent from a *body* of women are likely to be treated with greater respect and will probably prove more fruitful than those sent from private and isolated individuals. Here, indeed, union is strength, and such schemes if well carried out will go a long way towards solving many of the moral and social difficulties of the day.

It is imperative, however, that schemes of housing should not be rushed through without due consideration. Permanent buildings too often stand as a monument to the dulness, the prejudice, the ignorance, and shortsightedness of their builders. Let not the "ideal" village, the "garden" city of the future

deserve this criticism. Rather would I suggest that temporary houses be constructed to meet the immediate demand, so that a more leisured scheme on a larger and more comprehensive scale may be conceived and executed. What of the temporary Government buildings in London alone? They are easy of construction, and inexpensive, and after having been adapted for household dwellings need not be unsightly. I can imagine such erections built round a village green providing picturesque as well as adequate accommodation to relieve the present pressure. For this, necessarily, the building laws would have to be held in abeyance or modified in character, and "red tape" may stand in the way. I do not suggest this as practical politics for town dwellings, but for rural housing, where space is available and ground rents not exorbitant, it seems a possible solution. Long views are necessary on this subject, spiritual vision above all, for "where there is no vision the people perish." Ezekiel, during the enforced leisure of his captivity in Babylon, conceived of a model city within a Utopian commonwealth. The aged apostle in solitary exile at Patmos was granted a vision of the perfect city. We must see the perfect city before we can build one which approximates to it. Sir Christopher Wren had schemes for completely rebuilding London and dreamed of a large and comprehensive town of wide streets and imposing buildings. He materialised his dream and drew plans still in existence which, had they been executed, would have resulted in a spacious and noble city. Expense proved an insurmountable barrier and the scheme failed, but, surely, we who have come to think in millions when death is our aim must be prepared to spend millions in saving life. The claim to effect this is no idle exaggeration, for overcrowding is the most pregnant cause of infant mortality and disease, both moral and physical.

Having lived for a short time in a workman's cottage in a very poor suburb of North-East London, I know a little, a very little, from actual experience how difficult it is under such conditions to keep on a high level one's standard of home and personal hygiene. My neighbours, I found, purchased all food in small quantities, involving a shopping expedition before each meal and an endless waste of time and energy to both shopkeeper and customer, and when I asked if it were not possible for them to do otherwise I was always met with the same answer—there was nowhere to keep food, unless perhaps a cupboard in the living room, where it quickly became unfit for consumption, the difficulty being the absence of well ventilated larders where food could be stored under lock and key. It may sound strange to some ears to suggest this condition, but it is nevertheless necessary, for while food is in the house and accessible, undisciplined children will eat it while the mother is out at work.

Two interesting and most valuable leaflets have recently been published on the subject of housing. 'Woman's Suffrage

and the Home'* traces the causes of the present *impasse* and suggests remedies, while 'The Working Woman's House'† gives plans for two model houses and asks a number of searching and pertinent questions to be answered by women with practical experience in home making. Each pamphlet supplements the other and both should prove useful in any educational campaign on the subject. And educational campaigns are needed! At a conference of Church workers some short time ago the subject of housing was mentioned for discussion. Someone present remarked: "I vote we leave the subject severely alone. It is not our job." I venture to differ. It is our "job." It is the Church's job. "Instead of priding ourselves on our slum churches we should rather say: 'Come out of her, my people.' We will not have any permanent altar where Satan's seat is."‡ We should send priests, as we now send chaplains to prisons, to minister to people while they are there, but to get them out as soon as possible to a country where God can be worshipped.

The Koran says: "If a man has two loaves let him sell one and buy flowers, for bread is food of the body while flowers are food for the soul." It is the duty and privilege of the Church to see that her people are able to obtain both "bread" and "flowers," and she can do this in a large measure by being in the van of the army working for housing reform. Reforms will come, ardent social workers will see to that. But if the Church holds herself aloof she will find that the towns and villages of the future will be splendid places to work in, convenient to live in, but impossible to pray in.

We look forward to the days of reconstruction at the end of the war. Many changes, revolutionary changes, will probably come then, but whether they will be peaceful or bloody depends almost entirely on our energy and foresight now in bringing about some of the many long overdue reforms of which the question of housing is one. It remains for the Church to remind the world that

"Except the Lord build the house
Their labour is but lost that build it;
Except the Lord keep the city,
The watchman waketh but in vain."

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* 'Woman's Suffrage and the Home,' published by the C.L.W.S. price 1d.

† 'The Working Woman's House,' published by The Labour Party, price 1d.

Both can be obtained at the C.L.W.S. offices.

‡ The Rev. Harold Anson in *The Challenge*, December 7th, 1917.

A National Responsibility.

PART I.

ALL are looking forward to the time when once again the major part of our forces will be reabsorbed into civil life. How it is to be accomplished none dare prophesy. Many troubles existing before the war will reassert themselves, stronger and more vigorous on account of their enforced inactivity, and new problems will present their claims. The question of housing is one which will then admit of no delay. So vital and insistent will it be that, unless a plan of campaign is outlined now, confusion and disaster must inevitably follow. Fortunately something is being done. Much remains still to do.

The Local Government Board has circularised Local Authorities asking for particulars of the need of each community and of any prospective schemes which are afoot. The Government has committed itself to a national housing policy of some kind. It intends to erect at least 200,000 houses at the cessation of hostilities.

A Women's Committee has been appointed by the Minister of Reconstruction to collect information and give advice on house plans from the point of view of the working housewife.

Estimates have been made as to the number of houses needed by the community, and these vary from ten thousand to over a million and a half. Councillor H. Shawcross, J.P., the Chairman of the National Housing and Town Planning Council, makes the following calculation of what is necessary :—

To replace unsanitary dwellings	500,000
To overtake deficient building during the last seven years	330,000
Houses required yearly to provide for increase of population, say (10 yrs. at 80,000)	800,000
Total	1,630,000

These, he states, should be built during the next ten years. Who is to build them? Probably both Local Authorities and Public Utility Societies subsidised by Government grants. As a direct result of the War, building material has gone up well over 50 per cent. The rate of interest charged by the Public Works

Loan Commissioners has been advanced from 3½ per cent to 5½ per cent. One cannot suppose that this increase will disappear immediately after the War, and the cumulative effect will be to increase rents very considerably. It is therefore necessary that Government aid should be forthcoming, and should be generous enough to enable these houses to be let at rents which will not be so much more than those paid formerly, otherwise there will be much dissatisfaction and the houses may remain empty. The cost of this scheme, it is estimated, would be £250,000,000, but £200,000,000 would be in the nature of a sound financial investment, covering repairs and management and also provide a sinking fund to repay the whole debt within sixty years.

England is only just realising how badly her people are housed. The national conscience on this subject is stirring in its sleep, the Church is rousing herself and lifting up her voice. How much we owe to societies like the C.S.U. and the C.S.L., in their persistent education of the religious public, one cannot say. May they soon see substantial results from their labours!

The question is a national one. If left to municipal enterprise it results in spasmodic building only. This is most useful as an experimental stage, but that is not sufficient. It is for the Government now to formulate such a scheme that Local Authorities and public societies on the co-operative principle can both get to work.

Our present drab and cheerless towns are more the result of lack of system than the fault of any individual or class. We cannot abolish towns, but we can by foresight largely control and direct their development. Land must be developed as a whole and not piecemeal. In the past it was necessary to live near one's work because of the lack of cheap and quick means of transit. There was also an absence of adequate police protection outside the main cities, and a general ignorance as to the importance of light and air.

In 1883, by Act of Parliament, railway companies were compelled to run workmen's trains, and several committees of the House of Commons in 1903-05 reported on and improved this scheme. The L.C.C. also arranged tramcar journeys on similar lines. These concessions in travelling have made it less necessary for people to live in restricted areas. There must be a constant pressure outwards into space and air, and this must ultimately have a beneficial effect on the national physique.

Special qualifications of patience and wisdom are needed in this work to ensure any permanent success. There is always a danger of sentiment running riot. The heart must supply the motive power, but the head must direct and control, or the result will be chaos. No effective steps were taken by Parliament until 1851, when Lord Ashley called attention to the terrible state of things in London and other large towns. Through his

efforts the Common Lodging Houses Act and the Labouring Classes Lodging Houses Act were passed. These were followed in 1855 by the Nuisances Removal Act, and in the same year the Sanitary Act sought to abate overcrowding in houses.

Then followed the series known as the Torrens' Acts, dealing with individual houses, and the Cross Acts, which dealt with whole areas. There was a growing idea that more should be done, and in 1882 the Artisans' Dwelling Act was passed.

A Royal Commission* was appointed in 1884, and their report brought about the Housing of the Working Classes Acts in 1885 and again in 1890. Further improvements were made by the Public Health Act in 1891 and private members' bills have been passed since then. In 1909 the Housing and Town Planning Act, in charge of the Right Hon. John Burns, then President of the L.G.B., opened up wide opportunities of reform.

There are two main forms of procedure for the improvement of bad housing in congested areas. Those who desire reform quickly at all cost adopt Part I. of the Housing of the Working Classes Act 1890, and those who prefer to hasten slowly and thoroughly act on Part II. of the same Act.

Part I. in operation might encourage owners to neglect property so that the Local Authorities be persuaded to buy it up at a profit to the owner but at considerable expense to the ratepayer. Under this part of the scheme the expenditure is very large for the results obtained. Part II is generally accepted as being simpler, fairer, and less expensive than Part I.

To indicate briefly the powers bestowed on the Local Authorities under the two sections: Under Part I the Local Authority must be satisfied that a scheme is necessary; notice must be given to every owner; the L.G.B. holds an inquiry into the scheme and hears objections; and an Act of Parliament has to be obtained. The Local Authority is bound to provide accommodation in the congested area for the population thus displaced. This is often not done in practice, and frequently these same people do not move into the new buildings. During the last thirty years a vast expenditure has fallen on the ratepayers for the demolition of buildings that ought never to have been put up.

Under Part II the Medical Officer certifies when houses are unfit for habitation. Notice is served on the owner by the Local Authority to do repairs. If this is not attended to, a magistrate's closing order is obtained, so that the owner shall not receive rents from condemned property. If the repairs are not done before three months have elapsed, the Authorities can order the house to be demolished. The owner has the right of appeal.

* It might be as well, for those who feel apathetic on this subject, to read the evidence given by Lord Shaftesbury before this Commission, not in order to congratulate themselves on what has been achieved, but in order to see how much remains still to be done.

This system deals only with bad property and leaves the sound standing, thus avoiding anything in the nature of a house famine. The cost of repairs is met by the owners and not by the ratepayer. The repairs must, however, be thorough. Slum patching is absolutely undesirable.

One must realise that there are good and bad tenants, as there are good and bad landlords. An illustration of a *very* bad tenant is aptly given in the following story, which I do not think is unduly exaggerated. Indeed, one does see houses the only explanation of their state being some such one as is given in this anecdote told by Mr. Nettlefold: "Hullo, Bill! Where're you living now?" "Same place. Shan't be there long. Father's used up the doors for firewood and now he's started on the stairs!"

There is a strange absence of proper house pride in many, but can one wonder? Take a family who have been living under most degraded conditions, transport them into a thoroughly well equipped house, and they would hardly know the use of the appliances provided. One might even find justification for that old "chestnut" of the bath being used for coals, although I think that case so often quoted would be the exception, not the rule.

There *are* landlords who refuse to supply proper sanitary accommodation and then call their tenants "Dirty pigs!" I wonder if they (the landlords) would be any cleaner in similar circumstances. Much may be done to raise the standard of cleanliness and comfort among the people. For example, under Miss Octavia Hill's system ugliness and squallor, dirt and misery, have given way to order and sanitation. When her first experiment, made possible by the sympathy and financial help of John Ruskin, was tried in Marylebone, tenants, who "on principle" never paid their rent, gradually, under improved sanitary conditions and wise supervision, set their homes in order and began to take a pride in their improved surroundings. This enthusiastic reformer treated the tenants as human beings and not as rent paying machines. I suppose 99 per cent of the rent is actually handed to the landlord or his agent by the woman of the household, so that it seems most fitting that a woman should collect it. Such a scheme, apart from its ethical side, proves that "slum" property can become a profitable investment run on just and equitable lines, instead of being a disgrace to the conscience or a drag on the pocket of the owner.

Cheerful surroundings are just as important as healthy homes. If it is necessary to plan a house before commencing to build, then it is even more necessary to plan towns in a similar manner. We cannot suddenly demolish all the existing towns. We cannot undo the mistakes of the past, but we can refuse to repeat those mistakes in the future.

As the steady pressure from the centre of the congested

districts is felt, desirable or undesirable suburbs will spring up. These can be a perpetuation of the squalor, the ugliness and drab uniformity of the past, or a delight to the eye and a joy to the soul. Here is the opportunity for "garden suburbs." These do not solve the problems of the depopulation of rural district and the over-population of towns, but they do distribute the existing population to better advantage than would otherwise be possible.

It is easier to achieve the ideal starting with a clean slate than to improve existing towns and to bring them up to the required standard. Such is the object of the garden city idea. Before a brick is laid the broad outlines of the city are planned and the number of houses strictly limited. A permanent belt of agricultural and park land is arranged around the city, and this is available for farms, small holdings, and allotments. The return on the capital invested is limited (usually 5 per cent), any profit over and above this being used for the benefit of the community in some way. It is a *sine qua non* that the town should not be merely residential, as in the case of the garden suburb, but should provide commercial and industrial interests as well as residential districts.

Under Part II. of Mr. Burns's Town Planning Act, 1909, where land is to be developed the Local Authorities may submit a scheme to the L.G.B., after having approached the landowners in friendly conference. The landlords are, for the most part, found willing to co-operate, but if any be obdurate the land can be planned or bought under compulsion. The Act empowers the Local Authority to decide the character and width of the roads, to limit the number of houses to the acre, to decide the minimum accommodation of the houses built, to earmark sites for public buildings, for churches and schools, for shopping centres and residential areas. At present this Act is permissive only, and, while some Authorities avail themselves of the powers it confers, others are apathetic about the matter. Before a national scheme is floated it seems necessary to enforce this and make it compulsory.

PART II.

To the student of rural problems a beautiful view of the English countryside does not bring unalloyed joy. The eye delights in the beauty, but the mind revolts at the thought of lost opportunities and wasted effort. It looks into the inner life of the community and sees how far it falls short of the ideal for which it was created. It comes as a shock to many to know that overcrowding is just as rife in villages as in towns. At a recent inquiry held at Potterne, in Wiltshire, it was found that in a number of two bedroomed cottages six or seven adults were sleeping, besides three or four children. "By a horrible paradox," says Mr. Chesterton, "there is overcrowding even where there are not enough people." The casual observer is misled by picturesque exteriors and does not realise that the standard of rural housing is appallingly low. What of the water supply in most villages? Very few village bedrooms contain a fireplace, to mention one detail. Imagine nursing under such conditions, in the depth of winter, a maternity case or a pneumonia patient. Again, sanitary arrangements are deplorably inadequate. In one case stated there were three sanitary offices provided for forty-four cottages. Old cottages decay and are condemned, new ones are not built to take their places, consequently young men and maidens who would like to marry and settle down in their native village are forced to migrate elsewhere because no house is available. As a general rule the labouring classes are far from vocal. So scarce are houses that the jerry-builder of the neighbouring town is looked upon as a philanthropist. As one man said to Mr. F. E. Green: "Housing Acts put no roof over our heads. You don't build cottages with your Acts, that's the trouble; you only close them." "In four years the Town Planning Act has laid its ban on 33,453 cottages and created only 300 new ones."*

There is also the question of the "weekender," and people with small means who seek "the simple life" in the country but not of the country. One has every sympathy with such in their endeavour to get away from bricks and mortar to the restful atmosphere of the countryside, but it is doubtful, until there are enough cottages for all, if it is fair that the producer should be ousted by the non-producer. A temporary difficulty also is arising to meet which the Increase of Rent (Amendment) Bill has been drawn up. It is found that persons of means who are

* 'The Tyranny of the Country Side'

leaving raided areas are buying up small houses in the country and under the provisions of the original Act are ejecting the present occupants. Such action greatly accentuates the housing problem.

"The whole social system of rural England seems to combine in a vast conspiracy for expelling people from the country."*

Another evil, not generally recognised, is the number of "tied" houses in connection with farm employment. These are held on the most uncertain tenure. Often if a tenant displeases his master he runs grievous risk of losing both means of livelihood and home. The tenant should not have to depend on his landlord to supply a cottage in lieu of a portion of his wages, as is now so often the case. Can this not be considered an infringement of the Truck Act and be disallowed accordingly? The "tied" cottage system acquiesces in low wages. Every labourer should be paid a wage large enough for him to be able to afford a reasonable rent for his cottage.

But, one may say, the Act of 1909 gives the labourer a remedy against injustice. True, a petition signed by at least four householders may bring about an inquiry, but few of the labouring classes can be persuaded to tackle Government forms, most people find them too mystifying! They cannot act through their district councillor; he is too often the farmer who employs them, the same man frequently being the vicar's churchwarden, squire's agent, parish councillor, and rural district councillor.

As in the case of town property, it is by no means true to assume that the majority of insanitary dwellings are in the possession of wealthy landowners. Too often some of the worst specimens belong to people in humble circumstances, who often suffer most acutely when Local Authorities insist on even the minimum of repairs. Such hard cases make the path of social reform horribly difficult, but it is as well to realise that any softness of heart on behalf of the poor owner is more than counterbalanced by the need of help of the even poorer tenant.

Here and there are public-spirited landlords who erect groups of houses on sound and sanitary lines, but too often the actual return on the initial outlay does not exceed 2 per cent. or else falls to zero. On such terms it ceases to be a business venture and becomes merely a question of charity. And is this what we want to encourage? Although it may be true, in the case of a village with a generous overlord, that the people are well looked after, "this prosperity is in our eyes very dearly bought indeed. Where the people are loyal by long tradition to the — it is rather charming sometimes, but where they are not loyal and just 'keep in' with the powers that be, the degradation seems to us very great," wrote the wife of a country

* 'Problems of Village Life.'

clergyman. The solution of the problem cannot be left to the generosity of a mere fraction of the public who are rich enough to let cottages below their recognised economic rent. Such a system is absolutely unsound. It is sound policy to help people to help themselves. One way out of the difficulty is to provide small holdings and allotments run on commercial lines, to enable the tenant to earn enough to pay a fair rent in return for a decent house, besides which small holdings and allotments have a distinct ethical value to the community. As the situation stands at present a man, over a period of years, may have secured a small holding. His cottage perhaps is bought by another landlord who needs it for a labourer who is coming to work on the farm. No other house is available, so, after spending years of effort and much capital on the land, he is too often forced to leave his holding and start afresh elsewhere. Many think some system of land nationalisation would remedy this evil and full security of tenure would then be possible. It is interesting in this connection to find that in the daily papers of March 12th notice was given of a simplified system of land transference. Formerly existing machinery was costly and cumbrous, and this has been a hindrance to constructive national development. This, another work of the Ministry of Reconstruction, looks like a step decidedly in the right direction.

The obstacles to reform in the past have been mainly the absence of adequate funds, the hostility or apathy of Local Authorities, and the unwillingness to alienate the landowners of the wealthy class. One must not, however, put down all the misery and squallor of the countryside to inadequate housing. It is largely the outcome of low wages. We are now suffering for our mistaken attitude to agriculture in the past.

Modern means of communication, quick and (pre-war days) cheap means of travelling, have made much more land available for housing purposes than in the days when the expense and difficulties of transit made it necessary for people to live in restricted areas.

There are many schemes on the tapis for re-populating the countryside with some of the partially disabled men who will come back to us after the war. It is rightly felt that the spectacle, only too common after the Napoleonic wars, of maimed heroes tramping from village to village, must not be possible, and one suggestion put forward is the formation of village communities for these men. It is estimated that about two-thirds of the men so disabled will return, through the efforts of friends or former employers, to the work they were doing before the war. The scheme is to operate for the remaining one-third. It is thought that many small villages will be better than a few large communities. We want to avoid above all things the barrack idea. There must be no thought of compulsion. Of course, family life on a self-supporting basis is absolutely

essential to the success of the scheme. Pensions must not be utilised to subsidise wages to enable undercutting to be possible, as that would be most unfair to the rest of the community. Small holdings and industrial life must be provided with adequate clearing centres for produce and manufactured articles. Each village should be controlled by a committee democratically elected, and represented on a central committee formed for the purpose of co-ordination. Such a garden village would be in many respects a garden city in miniature, but differs from the latter in that it would probably be dependent on a neighbouring city or village for light, water, and drainage.

The question at once occurs: "Will it pay?" The answer may safely be given: "Yes! in time." It could be based on the co-operative system, but the brunt of the initial outlay must necessarily fall on the Government. But what better memorial to the fallen could one suggest? Names of heroes could be perpetuated in streets and houses for a permanent monument, much better and more fitting than many of the inartistic war memorials of mushroom growth that are springing up everywhere. Surely, some such arrangement will be far truer economy, also much more humane than letting these crippled men enter into competition with the able-bodied, too often to become a burden on public funds. The scheme outlined above lessens the possibility of such an ignominious end.

To an ever-increasing number of people the solution of housing problems is only to be found in the formation of trusts and public societies on the co-operative plan. To outline the plan of campaign: in brief, if such a society is thought desirable, an option to lease or purchase land is obtained. A meeting is called of possible members, the system explained, and names taken. The land is planned out as a complete whole, rules are made, and loan stock issued to raise the capital. This, with a loan or grant from Government funds, provides for the initial outlay. The profits are divided among the members and are paid in shares instead of cash. It is found in practice that tenants who are co-partners take care of the property and so lessen the cost of repairs; they frequently help to find suitable tenants, and make their payments more regularly than under the old method. Such a system interferes less with the mobility of labour than the ownership of a house under a building or any similar society. If a tenant move he can either realise his shares at full value or leave his capital and draw the usual rate of interest. "No tenant can say 'This house is mine,' but all can say 'These houses are ours.'"

I have entered into some detail concerning rural housing, not because it is necessarily more urgent than reform in urban districts, but because I believe that if rural conditions could be improved so that there was indeed a movement "back to the land," especially on the part of those who under war conditions

have learned to love the open air life of the countryside, the overcrowding in towns would gradually right itself provided that agricultural and industrial opportunities were available for the new settlers.

I have but touched the fringe of this extensive question, and for the help of those who may wish to read more on the subject a bibliography (by no means exhaustive) of "popular" books is appended, also particulars of some of the societies which are dealing with the Housing Problem and its solution.

We have need of all the practical brains that can be brought to bear on this subject, but do not let us concentrate entirely on the practical side. Let us turn a willing ear to the artistic (the word here used in the widest possible sense), the ethical, the religious aspects of the question. Do not let us be afraid of dreams. Remember "The dreamers of dreams...are the movers and shakers of the world." Let us hitch our waggon to a star.

"I am certain that I speak the truth, and a truth which can be confirmed by all experienced persons—clergy, medical men, and all who are conversant with the working class—that until their housing conditions are Christianised, all hope of moral or social improvement is utterly in vain."—*Lord Shaftesbury.*

"The day is short and the work is great; the reward also is great, and the matter presses. It is not incumbent on thee to complete the work, but thou must not therefore cease from it."—*The Talmud.*

FAWCETT COLLECTION

APPENDIX.

SINCE the preceding papers were written there has been a new impetus to the public interest in the subject of Housing. On May 2nd the President of the Local Government Board, Mr. Hayes Fisher, in the House said that the State and the Local Authorities were about to enter into "partnership." The latter would prepare schemes and estimates of building and the Government would provide 75 per cent of the inevitable deficit, or in areas of extreme difficulty, an even greater proportion if the remaining 25 per cent could not be covered by a penny rate. Mr. Hayes Fisher agreed that we must use not only the Local Authorities but also the services of Public Utility societies and of private builders.

Among other things it was recommended as "desirable" that there should be not more than twelve houses to the acre in urban districts, and in rural districts not more than eight, but no rule was laid down. However, this may be enforced in the near future, for Mr. Stephen Walsh later in the debate said that he hoped a Bill would shortly be introduced bringing compulsion to bear on those Local Authorities who were neglectful of their duties in the matter of housing reform.

* * * * *

With reference to rural housing, more especially at this time when we have been forced to realise the importance of home-grown food supplies, I should like to call attention to these words of Mr. John Galsworthy in an article published in *The Daily Chronicle* of June 5th:—

"The Government, I gather, have decided on a huge scheme for urban and rural housing. About that I have this to say: The rural housing ought to take precedence of the urban, not because it is more intrinsically necessary, but because, if the moment of demobilisation is let slip for want of rural cottages, we shall lose our very life-blood, our future safety, perhaps our existence as a nation. We must seize on this one precious chance of restoring the land and guaranteeing our future. The towns can wait a little for their housing, the country cannot."

In this connection, too, the work of the "Industrial Settlements for Partially Disabled Sailors, Soldiers and Flying Men Interim Committee"* should be better known. This committee was formed to give practical effect to the proposals contained in Mr. Mawson's book (see Bibliography), and while housing enters very largely into its schemes it forms only a part of a much wider field of reconstruction. For this reason the name is not included in the list of societies on page 18.

* 32, Orchard Street, Oxford Street, W.1.

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BOOKS AND PAMPHLETS RECOMMENDED FOR THE STUDY OF THIS SUBJECT.

- ‡ *Practical Housing.* J. S. Nettlefold. (Fisher Unwin.)
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- ‡ *The "Concrete Example Series."* T. H. Mawson. (Grant Richards, 6 vols. in preparation.)
- ‡ *Welsh Housing Year Book.* (Cardiff.)
- ‡ *Housing of the Working Classes Act.* Memo. for Local Government Authorities. (H.M. Stationery Office.)
- Reports on the Housing of the Working Classes.* (Wyman & Sons.)
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- Model Factories and Villages.* (Second Part.) Budgett Meakin. (Fisher Unwin.)
- Our Village Homes.* Hugh Aronson. (Thos. Murby.)
- ‡ *Village Life after the War.* Section dealing with Housing. Report of Conference of Rural Organization Council, 1917. (Headley Bros.)
- Rural Housing.* William G. Savage. (Fisher Unwin.)
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