Districts 18, 19, 20.

Camden & Kentish Towns, & Hampstead

Local Government.

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St Pancras Vestry.

ST. PANCRAS.

Mr. Edward Cox-Sinclair, J.P. (Chairman), presided on Wednesday. Mr. Bussell, Chairman of the Finance Committee, brought forward a recommendation authorising the transfer of the rate accounts of the Vestry, now kept at the National Bank, to the London City and Midland Bank, Limited, which was prepared to give 2½ per cent. on all daily accredited balances. Mr. Thornley, J.P., moved as an amendment, that in view of the introduction of a new municipal state of things into St. Pancras the matter should be postponed. Mr. Rex seconded the amendment, which was carried by a large majority. Mr. John Hunt, Chairman of the Parliamentary Committee, submitted a report which stated that the Committee had considered a communication from the Camberwell Vestry with reference to the increased expenditure of the Metropolitan Asylums Board, and having regard thereto and to the mode of the appointment of the Board, it had asked the Government to transfer the Board's duties and powers to a body directly elected by the ratepayers. Mr. Hunt moved that the communication from Camberwell should be simply acknowledged. Mr. Rex moved, and Mr. Markham seconded, that the matter should be reconsidered by the Committee. The amendment by Mr. Rex was lost by 50 votes to 27, and the recommendation of the Parliamentary Committee carried. Mr. Nathan Robinson, L.C.C., deplored a scene of disorder which had just taken place, and said that the London Government Bill had not come a moment too soon if they were to have such disgraceful ebullitions, and such deplorable exhibitions of want of self-control on the part of vestrymen who ought to know better.

NO MORE CABS OR LUNCHES AT ST. PANCRAS VESTRY.

The St. Pancras Vestry, at its last meeting, decided to discontinue the allowance of 3s. 6d. for luncheon to the committees of view. The sum expended last year in these refreshments amounted to £88. The View Committeemen have hitherto ridden about in cabs as well as indulging in three-and-sixpenny luncheons, but this is also to be discontinued. Wholesale resignations from the View Committees are spoken of. The *St. Pancras Guardian*, in bewailing the decision of the Vestry, draws this pathetic picture of the Committeemen without the cabs :—"There will always be the possibility of one or more members of a View Committee losing the main body ; there will be the delay of waiting about for the procrastinators to make their appearance, and the general inconvenience of the whole system is calculated to disgust most men of business on these bodies, and to lead to the general neglect of the work." We suppose that the "procrastinators" would be refreshing themselves at their own expense instead of at the ratepayers'.

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G.B.S., VESTRYMAN.

Mr. Bernard Shaw's Experiences in St. Pancras.

It was not Mr. George Bernard Shaw, the dramatist, or Shaw, the critic, or Shaw, the renowned novelist, the wit, the Socialist, the lecturer, member viewed, but Shaw the vestryman. For amidst his many occupations Mr. Shaw has found time during the past year to be a member of St. Pancras Vestry. Sitting in theatres and concert halls is his work—or part of it—and attending Vestry meetings his recreation, or all he gets. Not that the fellow does not take himself seriously as a vestryman ; on the contrary, he is tremendously in earnest about it—advocates the provision of free lavatory accommodation for women with as much enthusiasm as he would write an unpleasant play, or criticise a bad opera ; but the work calls for less intellectual effort than that upon which Mr. Shaw is usually engaged. Our representative who wanted to hear Mr. Shaw's views on vestry work and learn what reformers were doing in St. Pancras found him in bed, laid up with a bad foot. Mr. Shaw needs a rest. He has been working at high pressure for ten years and has not had a holiday since 1894. He is a fine testimonial for vegetarianism, but he is now told that, although he may have won immortality, he must, like other mortals, slacken off a bit. The worst of it is that he started with a reputation, and has been handicapped ever since, as he has had to live up to it. The public demand a certain amount of Shaw and they must get it in the best style, and he has acquired the bad habit of knowing no other. But this is not Vestrydom.

"There are too many of us," said Mr. Shaw. "We are 120, and the odd twenty are hard-working, conscientious members, but the others only work intermittently, if at all. The result is that committees are not always certain of carrying schemes for which they have labored for years, because someone turns up at the Vestry meeting who knows nothing about them and gets them defeated. They may pass schemes involving £30,000 without a murmur, but start a heated discussion on some trumpery item of a few pounds and let off any amount of personalities. They enjoy nothing better. Another weakness of theirs is a mania for cheapness. They jump at the lowest tenders regardless of the consequences. It is not quite usual, therefore, that after doing a thing wrongly several times we should have to reconstruct it properly before it is a success. Yes, our electric light works and dust destructor have suffered in this way, but I believe that last year we made 6 per cent. on our electric light, and that after several reconstructions our dust destructor works has supplied 17s. worth of steam to the engines."

"One thing I did," continued Mr. Shaw, "which upset our Vestry was to suggest that there should be an entrance examination for officials. In 1876 an examination system was adopted, but the vestrymen were the examiners, and they were not likely to be very severe—even if they had the examiners' qualifications—on vestrymen's relatives who sought appointments. I wanted an independent examining body—the City of London College. It has been agreed so far to make officials seeking promotion pass an examination, and nepotism has ceased. This I think is very unfair to the vestrymen's sons and nephews who have been deprived of slipping in by favoritism, and do not get a chance to enter by competition.

"No, I am not satisfied with the wages and labor clauses. After the Vestry reform in 1894, the Progressives made a fuss and obstructed, and got the Vestry to adopt a clause which provided a maximum wage of 24s. a week for scavengers, &c. It was suggested that 24s. should be made the minimum, but the Vestry was not going to have its labor clause whittled away in this way, and there it is now—perfectly useless. We have always the old men thrown at us in the name of charity when we propose a minimum. I say that if the Vestry exists for distributing charity instead of wages, let it give a decent living charity if it won't give a living wage. There cannot be many old men who do not deserve 24s. a week.

"We have always great discussion in St. Pancras on the way we should meet expenses, and our finances, I think, are in a wretched condition. Our vestrymen are afraid to pay as they go. They do not face the liabilities for the current year, but keep putting them off until the crash comes, and the rates jump up several pence in the pound in one year—when, perhaps, there is depression or distress. We also discuss whether we should do things out of revenue or loan. I know nothing about the finances, but I think the best plan would be to meet the whole expenses out of loans, and only raise rates to pay the interest."

Mr. Shaw is much exercised with the housing problem in St. Pancras. The parish has suffered much from the inroads of railways, which led to disgraceful overcrowding, and now when the slums have to be cleared they are ironically told that they must re-house, when they have no vacant space for the purpose. The Vestry has the problem in hand just now. Reverting again to the characteristics of St. Pancras vestrymen, Mr. Shaw complained of the pettiness of the Vestry mind. "I wanted," he said, "to reduce the office hours from 8½ to 8 per day. Obviously the reduction could not affect the work. The staff would just do as much in 8 hours as in 8½. But the vestrymen were shocked. The offices had always been open till half-past five, and they evidently thought something terrible would happen were they closed at five. People would point out St. Pancras vestrymen in Piccadilly, and say, 'There are the men who shut their Vestry offices at five o'clock.'"

All these pettifogging things about vestrymen come about by having too many members. But, in concluding, Mr. Shaw said : "I like the work. I am sorry that it is not thought respectable to be on a Vestry. As you know, there is a difficulty in getting candidates, yet there are many young men of ability and retired professional men of leisure who would make useful members. The work is interesting ; it is profitable, developing work good experience for a public man. I would rather be a vestryman than a member of Parliament. Unless a man is in the Cabinet he can do nothing in Parliament. On a Vestry you can do actual work ; you can see the result of your efforts, and you feel that you are doing something which will benefit the community."

Mr. Menzies, Chairman St. Pancras Vestry.

Personnel & policy of Vestry.

Mr. Hugh J. Menzies has been a member of St. Pancras Vestry for 6 years, & chairman for the present year only. He has lived in the parish for 20 years & is in business as a large provision merchant in Tottenham Court Rd. He looks about 40 years old, slight & active. Courteous & very willing to give information. Claims to have always acted independently on Vestry, & is quite frank in his opinions. Not, perhaps, a strong man, but level-headed, broad minded, & reliable. Says he did not have Mr. Chairman, but for the fact that the Vestry does not like having the same chairman for any long period. Mr. Matthews, his predecessor, a strong & very experienced man; leader & organiser of the Conservatives in South St. Pancras, but fair-minded.

The Vestry has the full complement of 120 members, most of them small tradesmen. Some good men among them, but inferior as a body. Think more of keeping down the rates than of the public health or anything else. Have probably deteriorated, & sustained great loss in the death of Eccleston Gibb, late Vestry clerk, who was an exceptionally able man. It was he who carried

Description of Parish.

through the electric lighting scheme; the present Vestry wd most probably not have passed it, but support it pretty well now they are "in" for it.

Party politics have lately come into prominence on Vestry, thro' action of Wards 1 & 6.

There is great need, he thinks, of improved administration. The Vestry is honest, but blundering. He wd. much prefer a smaller membership, with men of wider knowledge & foresight.

The present V. clerk succeeded Mr. Gibb by promotion; he is a good routine official, but without initiative or personal influence. Mr. Blair, the present surveyor, is a strong, capable man, but his predecessor, ~~Gibbs~~ Booth-Scott, was also an exceptional man.

St. Pancras is peculiar in being the terminus of 3 great railways, wh. are squeezing the people up & increasing the crowding. Rateable value is rising, but this is due to railways & business premises. Socially, the parish is certainly going down.

The district is greatly overcrowded. Two-thirds of the population live in tenements of less than 5 rooms,

Increase of Crowding.

Housing.

Sanitation.

& there are more 1 & 2-room tenements than in any other sanitary district in London. The no. of houses has decreased by 400 since 1891, whilst population has grown by 6000. This is partly due to erection of flats, but partly also to railway encroachment, the Midland being the chief trouble. It means more crowding:–

	Houses	Popn
1891 –	24,443	234,300
'96 –	24,084	240,674

Many of the back gardens have had workshops, &c., built over them, & shops have taken the place of front garden plots, particularly in the southern part.

There is not much jerry building. Many small houses & too many people in them, especially North, but fairly well built. Average for St. Pancras is 10 persons to a house.

Sanitary condition of parish not up to the mark. Staff insufficient, & what there is of it not of the best. Until lately it was practice to employ men without technical knowledge as sanitary

Care of Streets.

inspectors – such as Army pensioners, &c. altered this now; getting skilled inspectors & paying much better salaries.

L.C.C. has just issued a report on sanitary condition of St. Pancras in wh. they recommend that the staff shd., practically speaking, be doubled. He thinks this going too far, but undoubtedly there must be considerable increase. Special meeting of Vestry to be held to consider this report.

The med. officer, Dr. Sykes, is a clever man, & gives his whole time to the work. He will be able to speak with more authority both as to what used to be done & what is done now, but Rev. M's impression is that until within the last few years builders were left pretty much to their own devices, & that as a result the drainage of most of the houses wh. have been built more than 10 years, both large & small, is defective. As the leases fall in on the Duke of Bedford's estate & similar property a great deal has to be done to the drains.

Vestry has given a good deal of attention to its streets, but their condition is not yet

Labour.

Baths.

Cemetery

Lighting.

satisfactory. Wood paving has been laid in several thoroughfares, but very little asphalte. The latter is opposed by all who have anything to do with horses, but he favours it for poor streets, tho' it is not well regarded by majority of Vestry. Improvement in care of streets is steady.

Trades union clause adopted, & a good number of men directly employed as sweepers, sewer men, dustmen, & in paving & road repairs. Dust removed partly by direct labour, partly by contract. 24/- minimum wage.

Two sets of baths & washhouses. The older, in King St., pays its way. Loss on those in Whitfield St., but management lately improved. A third set building for N. St. Pancras, at total cost of £70,000.

Cemetery at Highgate, yielding fair profit.
No libraries.

Electric lighting scheme successful, & very promising.

Improvements.

Religion & Drink.

Two clearances under consideration, one off Euston Rd & other off Gray's Inn Rd. (Brantfoot Place & Prospect Terrace), but much delay owing to difficulty of rehousing. The district is overcrowded now, & how to rehouse without repeopling that condition of things is a problem. Med. Officer will give more details of this.

On other points Mr. Menzies had little to say, but he is decidedly of opinion that religion is losing ground & that drinking habits are increasing.

Dr. Sykes - med. officer - St. Pancras.

Points discussed.

18/21/2

Nov. 1. 1898. J.A.

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Interview with Dr. J. F. Sykes, D.Sc., medical officer of St. Pancras, at the Vestry Hall, Pancras Rd.

Dr Sykes is president of the Society of Medical Officers of Health, & is somewhat of an enthusiast for sanitary reform. He is in early middle life, & has a refined, pleasant face, tho' marred by a wrinkled forehead & untrimmed moustache. Of nervous, eager temperament, he is full of ideas on sanitary matters, welcomes cordially a sympathetic listener, girds at the stupidities of Acts of Parliament, & the off. impracticable regulations of the Local Govt. Bd., & the narrow, bretter-shop methods of some of his own Vestry. Longs to show a better way in several things, & probably could do so. A good, earnest fellow, he should, given patience & more ~~calmness~~ heart, make a distinct mark in sanitary science, but is in a little danger of breaking down thro' discouragement & the thousand & one petty details of a medical officer's work.

At least, the above is the impression left on my mind by our interview, wh. lasted fully 3 hours, he doing the bulk of the talking. We discussed, first the characteristics of a charging

A medical officer's worries.

& deteriorating district; next the many phases & difficulties of the housing question in London, & the ideal dwelling for thickly populated centres; defects in the law as to drainage & stumbling blocks in the way of administration; the tricks of the ferry builder & house agent - how he has evaded regulations in building in the past & now avoids registration & inspection; the controversy as to a bacteriological laboratory, &c. &c. - all topics within our text, but so elaborated that I can but produce the merest shell of what was said.

Dr. S. has been medical officer since 1885. He succeeded Dr Shirley Murphy (now med. officer to L.C.C.), who was worried out of his position, as was also Dr Stevenson before him. He admits that recent Acts have made his position more independent & given him more power than his predecessors, but it is on this side that the worrying process comes, but in attempts to chain him down to office routine. "What time did you come in to-day, Dr.?" "How long did it take you to prepare that report?" "Will you please keep a

The Characteristics of a
Deteriorating District.

record of how long this - or that - takes you?" He tells them if he sits on his stool the 24 hours round they'll get no more, but probably much less, out of him. It is only 2 or 3 members who badger in this way.

The doctor has lived in St. Pancras, on & off, from boyhood, & was in private practice in a neighbouring parish before taking this post. He instances 3 stages in the history of a good-class central neighbourhood — first, residential: houses occupied by well-to-do families, with servants; second, business, professional & residential mixed: the employing class cease to be residential; the houses become partly offices or small workshops, &c., & partly are occupied by the employed class, let in lodgings, &c.; thirdly, the old houses are demolished, properly built offices, warehouses, workshops, take their place, & save for a caretaker, residence ceases. The second or transition stage is the worst for a district; population increases & becomes much more crowded, the houses that remain occupied, getting a family on each floor, for wh. they are ill-adapted, back gardens getting built over, &c. He has watched St. Pancras get largely into this second stage, more particularly the

deterioration on the Bedford estate was hastened by removal of the private gates. This estate is now very much like that of Bloomsbury, having entered into the semi-professional & lodging-house stage.

Resultant Overcrowding.

Defects in Law.

southern part, the position being aggravated by what is going on in the nines adjoining parishes, like St. Giles, wh. is fast reaching the third stage, with the result that many of its poor have crowded into St. Pancras. He quotes Burton Crescent as an example of what is happening - good houses wh. he recollects being occupied by one family each; now let in floors & rooms, some being offices.

Overcrowding has consequently become a serious trouble, for it means not only insufficient breathing space, but also overcrowding of sanitary appliances, & frequent destruction of these. He advocates an all-round statutory definition of overcrowding, providing for a minimum of 400 cubic ft. of space per person. The only definitions now are contained in the factory Acts (400 ft.) & in Act applying to Houses let in Lodgings, in wh. the provision required is 400 ft. in cases where a room is used both for working & sleeping, & 300 ft. for sleeping only. In practice this distinction is so difficult to draw that the 300 ft. limit, wh. is too low, is generally adopted, & even this is only secured after the troublesome process of

Registration – a farce in St. Pancras.

registration. The two important points secured by registration are the abatement of overcrowding & proper cleanliness; these he wd. obtain, in regard to housing generally, by a statutory 400 ft. minimum & by throwing upon the landlord the onus of proving when the premises were last cleaned, painted, &c., instead of the sanitary authority having to prove the dirtiness of the place, opinions differing so much as to what is legal uncleanness. To have to get premises registered in order to do this he thinks absurd, in view of the fact that half the population of this country live in tenements of under 5 rooms.

In St. Pancras registration is almost a farce, altho' containing more 1 & 2 room dwellers than any other parish, only about 160 houses are registered, & even this number is more than the inspector can properly cope with. He represented the matter to his Public Health Committee some time back, & they took up a requisition for 2 more inspectors, but the Vestry ignominiously threw it out.

The outcome of this was that one of the members made a representation to the L.C.C.,

attitude of Vestry.

Dr Hamer was sent down to inquire & report, & he recommends the appointment of seven more inspectors. This report is about to be considered by the Vestry, & a motion to appoint 4 more stands on the paper. (I hope to insert later a copy of this report).

Several of the members of the Vestry are opposed to registration – they are either small property owners or agents themselves or have connections or interests among that class – & they effect their end by preventing the appointment of inspectors to do the work. Asked how this came about, Dr S. entered into a lengthy explanation – as indeed he usually did in answering any query, striving a little I thought to find the lower depths beneath the deep: The parish was populated by a very medium class, whose characteristic was great show of independence under constant struggle which led them to be always trying to get something. For their support you had 2 nearly evenly balanced parties, bidding against each other with promises – cheap houses, low rates, &c. As a result the less scrupulous, with their own interests

Mr Burdett-Coutts and Sanitation.

One of the owners of property on whom a cautionary notice had been served but not complied with, was Mr Burdett-Coutts, 1, Stratton-street, Piccadilly, for failing to lay a new drain at 4, Holly-village. A statutory notice has now been served.—Only one vestryman's name appeared in the list.

St. Pancras Gazette Nov. 18

Sanitary Staff.

Inspection of Schools - Persistent opposition

to protect, often got returned, & he had seen the spectacle of men returned on promise to provide good dwellings yet opposing proper sanitation. (The one does not show such apparent, tangible results as the other, I suppose). The pendulum is constantly swinging from one side to the other, the "outs" being always able to promise more than the "ins" can perform.

Attempts have been made to influence him in the nature of his reports - to modify this or that - but he always takes a quite independent line. "That's my opinion, gentlemen; of course you can reject it if you like, but I can't alter it."

At present there are 8 ordinary sanitary inspectors, & a male & female inspector of factories & workshops. The male inspector has so much to do that he only gets half through it, but the female manages to get thro' hers all right, & has recently had the inspection of schools given over to her. The Public Health Committee visited about 3 dozen schools & found defects in two thirds of them, so decided to have them all regularly inspected. In the course of this work

Drainage –

Successful opposition to Sanitary work.

the female inspector was persistently refused admission to the North London Collegiate School for girls. The Vestry took legal proceedings, but the magistrate (Loveland Loveland) dismissed the case under a clause of the Act wh. says that reasonable ground for entry must be shown. The Vestry rely more on clause 2, wh. gives them power to ensure that all premises are sanitary, & have appealed.

Defective drainage is one of the most difficult matters with wh. they have had to contend. Until a year or so back they were making good progress, & had got the drains in fully a third of the houses relaid. Then they were opposed by a man named Arlidge, a member of the Vestry, who fought them on the ground that they had no power, under any circs, to order the relaying of an old drain, & won his case, the magistrate (or judge) refusing to allow an appeal. In this case $\frac{2}{3}$ of the pipes were new & the remainder had Ds taken up & cleaned, &c. The consequence of the decision is that they can only enforce such temporary patching as will for the moment abate a nuisance, whilst Arlidge is setting up as an adviser to anybody in difficulty about their drains, & the work of overhauling is greatly impeded.

Highgate New Town

Insanitary Areas.

Good effect of publicity

As an example of jerry building in the parish, the doctor instanced Highgate New Town, built less than 15 years ago. He himself caught the builder making plaster from mud & refuse scraped up from the roads; he had large heaps of it, but they were then powerless to touch him. The law has since been altered, but the evil remains. They have much improved the drainage - whole streets have been redrained - but the houses are bad & crowded. Not one of these houses is registered, tho' they all ought to be.

In response to a circular from the L.C.C. he in 1890 made a list of nearly 20 places in the parish wh. he considered to be in a bad condition. This list was published & had such good effect that in a comparatively short time all but 3 were put right. Some belonged to the Ecclesiastical Commissioners, who were so ashamed when they found the state of the property that they had their workmen on it in a week. Losses falling in assisted the carrying out of improvement. But there remained the 3 bad spots, & as to these they got a message of inquiry from the L.C.C. every 3 or 4 mos. So he at length decided to schedule them as insanitary

3 bad spots left.

The Re-housing difficulty

areas to be dealt with under Part 1 of the new Act. Then the L.C.C. dried up, & it became the turn of the Vestry to write letters, with the ultimate result that they forced the matter to arbitration, under wh. it was adjudged that the L.C.C. shd. clear the largest area under Pt. 1 & the Vestry the 2 smaller ones under Pt. 2, the L.C.C. paying half cost.

The part to be dealt with entirely by the L.C.C. is called the Churchway area (d. blue patch on N.W. side of Euston Rd.), & the Council is now engaged in getting the inhabitants out. The 2 areas left to the Vestry's action are Brantome Place (on the opposite side of Euston Rd.) & Prospect Terrace, Gray's Inn Rd. In providing for rehousing of those displaced, the usual difficulty has arisen. 1300 persons are to be cleared, & the Vestry only proposed to provide for 428, this being as many as can be properly put on to the areas, having regard to the present over-crowded condition of the houses & the necessary ground to be taken for street widening. The Local Govt. Bd. say that provision sht. be made for 800, & that the Vestry must find another site for erecting dwellings

a wrong basis.

RE-HOUSING THE WORKING CLASSES.

The Health Committee reported that a communication had been sent to the County Council asking them to provide accommodation for more than 580 persons, the number provided by the Act.—A reply had been received stating that no appreciably greater number could be accommodated on the sites to be cleared, and asking the Vestry to be good enough to indicate what suitable available sites there were in the parish. The Local Government Board also requested to be furnished with copies of the Vestry's amended scheme and plans showing the additional lands proposed to be acquired for re-housing those displaced, the number thus to be accommodated, and the cost of the schemes.—The committee have viewed certain properties and will report in due course.

Mr Lacy asked whether the lands would be acquired outside the area affected and whether the work was to go on at once.

Mr Thornley said the Vestry were displacing many people in different parts of the parish—in Pratt-street, in Regent's Park, and in Willis-road—for their parochial schemes. He thought there were many suitable sites in St. Pancras for building. Every day it was getting worse for poor people to find rooms in the parish. Many times at the Relief Committee of the Guardians Board they had poor people apply to them who could not get a room—people in work and willing to pay for their accommodation. When searching for rooms everybody asked them if they had any children. (Laughter.) It was easy getting a room at first, but after they had a small family they were turned out, and they could not get in anywhere. He hoped the committee would get power to go outside the parish.

Mr Close replied to Mr Lacy that they had submitted plans for re-housing 534 people on the Brantome-place area, but the Local Government Board were not satisfied with that number, and they sent them back and suggested that the Vestry find other sites. In answer to a question by the Health Committee as to what powers they had to go outside the parish for sites, the Local Government Board said they would insert a clause in the necessary Act giving them the necessary powers. The delay in Brantome-place was caused by a quibble they had with the Local Government Board, which he wished now they had not raised.—Notices of schemes in Chapel-grove and Eastnor-place had been served on every owner, lessee and occupier in the areas affected, and, in order to obtain detailed information as to the condition of the premises forming these areas, to survey and report, etc., a temporary clerk has been appointed at £3 per week.

St. Pancras Guardian 18.8.98

Dr Sykes: S. Pancras med: officer

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in the locality. Much correspondence has taken place, the Vestry pointing out the present overcrowded state of the whole neighbourhood & the difficulty of obtaining a site without pulling down houses elsewhere & so creating a fresh housing difficulty, whilst the L. G. Bd refer to certain trade premises wh. could be acquired, but to wh. the Vestry demur on account of the exorbitant price they must pay for trade interests. The matter is still unsettled, but the Vestry has submitted some proposal in the nature of a compromise wh. it hopes the L. G. Bd will accept.

Dr S. thinks that the rule that a certain number (½, or ⅔ or ¾, &c.) of those displaced must be rehoused has no sound basis & is entirely a mistake. All that he wd. require wd. be that the authority shd. provide as much cubic dwelling space as they demolish, & he wd. accompany this with the statutory 400 ft. minimum per person already referred to. He points out that under present law, altho' the Vestry intends its new buildings to be occupied by only 428 persons, there is nothing to prevent 2 or 3

The best class of houses for large cities.

Dispersal the true Remedy —
means to that end.

times that number afterwards coming in, & so the place becoming almost as bad as ever.

In regard to the class of houses that shd. be erected, Dr S. has his own ideas. Good flats are the best thing, but he wd. so amend the Building Act as to allow for a clear space at the back all the way up, instead of as now allowing all the ground to be covered to a height of 16 ft.; he wd. have all corridors, passages & stairs open to the air (i.e. no glass in windows) & would have a small open place attached to each tenement (such as a balcony) in wh. house refuse, &c., might be kept in a proper zinc receptacle. Various sanitary reasons were adduced for these proposals.

The effect of these proposals, he admits, wd. be that a very great number of those displaced wd. not be provided for (probably $\frac{2}{3}$). Having regard to the very few of these who actually do get into the new dwellings, & the still smaller proportion who stop in them, he regards this with equanimity. The scattering of them, even tho' it be only round the locality, he counts a gain, leading to some rise of general standard, but he favours more pressure to drive some of the people out

Care of Streets.

of London altogether. Increased vigilance of sanitary law, higher standard of requirements, compulsory removal of manufacturing industries to outer districts, &c.? on the one side; on the other, power to local authorities to build dwellings outside (not to supersede, but to set a standard to, private enterprise) & every pressure brought to bear on philanthropists (Peabody & Guinness trustees) to build outside & not inside London. He advocates, in short, a little tyranny for the people's good. These forcable processes of scattering must take the place of the "war, pestilence & famine" of old wh. civilization & sanitary science have averted.

London must be recognised as a great centre of commerce & exchange, only residential so far as this makes requisite.

Dr S. thinks the Vestry is very parsimonious in regard to the streets. The Surveyor's requirements are frequently cut down & the cleansing of the poorer streets is not satisfactory. Favors asphalte being laid, but very little done.

adulteration of Food.

Bacteriological Examination.

Food & Drugs Act well carried out. It is about to recommend purchase of samples, particularly milk, for bacteriological examination.

Referring to the proposed bacteriological laboratory, he favours the L.C.C. having one for the purpose of examining food, water, &c., but is strongly opposed to their having anything to do with the examination of bacteria of infectious disease. This is purely work for the Asylums Bd., wh. has the charge of infectious disease, & shd. be done by them, unless the L.C.C. is prepared to swallow the Asylums Bd. entirely. Showed that the meddling of 2 authorities in infectious cases wd. cause extra work, inconvenience, & perhaps delay. The defect of the proposal at the Asylums Bd. he regards as a reprehensible party move of certain members of the L.C.C. At present in this parish the bacteria in all infectious cases is sent ~~sent~~ to a medical institution & reported on before removal is decided on. It is very necessary this examination shd. take place, as last year the Asylums Bd. had in their infectious hospitals 600 cases wh. shd. not have bn. there at all.

Open Spaces.

Dr Sykes: S. Pancras med. officer.

North & West district well supplied with open spaces, but more needed in the East & South. The following report on open spaces about buildings was lately prepared:—

Open Spaces about Buildings

I beg to call the serious attention of your Health Committee and of the Vestry to the fact that there is a prospect that in course of time the whole of the open spaces about buildings may disappear. At the present moment plans are being submitted for the approval of the drainage of premises proposed to be newly erected or re-erected. These plans show the whole of the ground area of the premises entirely covered in, and upon consulting legal references it appears that more recent changes in the building laws permit this course to be adopted, a course, the ultimate result of which will be a most serious matter for the health of London.

In the Metropolitan Building Act, 1855, by Section 29 it was provided that every building used or intended to be used as a dwelling-house, unless all the rooms can be lighted and ventilated from a street or alley adjoining, shall have in the rear, or on the side thereof, an open space exclusively belonging thereto of the extent, at least, of an hundred square feet.

In the Metropolis Management and Building Acts (Amendment) Act, 1882, by Section 14 it was provided that every new building on a new site, intended to be used wholly or partly as a dwelling-house, shall have directly attached, and in the rear, an open space exclusively belonging thereto of at least one hundred and fifty square feet, increasing according to the length of frontage to a maximum requirement of four hundred and fifty square feet, but the open space was expressly permitted to be entirely covered in up to the level of the ceiling of the ground floor story.

In the London Building Act, 1894, although by Section 40 it is provided that a new domestic building, with a habitable basement, shall have an open space of not less than one hundred square feet (going back to the requirement of 1855), and that it may be erected upon up to the level of the adjoining pavement (going back to the requirment of 1882), yet in a new domestic building abutting upon an old street, and this includes houses to be rebuilt, that is, it applies to *all London Streets existing* at the commencement of the Act in 1895, by Section 41 (2) the open space to be provided to the building may be entirely covered in up to a level of sixteen feet above the adjoining pavement, or in other words, no open space need be provided to the lowest floors, namely, the basement and ground floor, and possibly also an entresol of the house. Furthermore there is no requirement to provide any open space to public buildings, including schools, colleges, places of instruction, hospitals, workhouses, theatres, halls, public rooms, libraries, hotels, lodging-houses, homes, refuges, shelters, of greater capacity than 250,000 cubic feet, or to buildings of the warehouse class, including factories and workshops of greater capacity then 150,000 cubic feet, nor in any buildings constructed to be principally used as offices although dwelling-houses.

Water supply.

Dr Sykes - S. Pancras med. officer

The open space required about buildings built as or adapted for artisans' dwellings is specially provided for in the Building Act, but this will not benefit those who live in ordinary domestic buildings, whether as householders, or sub-tenants, or lodgers occupying one or more rooms, and who are a large majority of the population.

In consequence of this continuously retrogressive legislation old houses possessing yards, areas, or open spaces in some form, at the front or back, or both, are being rebuilt in such a manner as to entirely cover the whole ground area two or three stories up, leaving not a particle of open space, not even a shaft for the purpose of allowing the drainage to discharge in the open, so that the health conditions of domestic buildings in London will rapidly become worse, and the bye-laws, regulations and directions of the County Council and the Sanitary Authorities, which are all devised so as to cause drainage to be excluded from or to be placed outside of, domestic buildings, are rendered useless by a Building Act which enables a domestic building to embrace the whole of the drainage of the premises within its external walls.

The matter wears an even more serious aspect when considered on a wider basis. The words "open space," originally bore the common meaning of ground space, to most persons they still bear that common-sense meaning, and Parliament has attached that meaning to the words in the Open Spaces Acts, but in the later Buildings Acts the provision of open space has successively been lifted from the basement to the ground floor, thence over the first floor to sixteen feet above the ground level, and in due time may be made by future Acts of Parliament to ascend higher, so that eventually a house may be held to have supplied the necessary open space on the roof top instead of at ground level.

I beg to submit that it is only by tracing the result to its logical conclusion, that the past, present and prospective perversion in the Buildings Acts of the meaning of open space can be fully understood, and the seriousness of the position realised.

Water supply constant. All the work attendant on this has been done during his term of office.

The doctor gave me the following:

Last annual report (some extracts subjoined)

Bye-laws of houses let in lodgings.

Map of St. Pancras (large sheet)

Paper on dwelling accommodation in large cities.

P.T.O.

Appreciation

From this report of our interview, tho' inadequate, it will not, I think, be difficult to form an estimate of Dr. Sykes. An earnest theorist & idealist, he is surrounded by matter-of-fact actualities & human mediocrities of a pronounced kind. A stickler for the theoretically right, he ignores diplomacy & the give-&-take policy wh. are necessary in this imperfect every-day life — the result needless opposition & friction. He wd., I cannot but think, be much more in his element in the study or laboratory than in his present position.

Appreciation of

TELEPHONE Nº 539.
KINGS CROSS EXCHANGE.

MEDICAL OFFICER OF HEALTH
JOHN F. J. SYKES, D.Sc.M.D.

CHIEF CLERK,
WILLIAM MALLISON.

Saint Pancras Borough Council.

PUBLIC HEALTH DEPARTMENT.

Town Hall, Pancras Road, N.W.

27th. September 1901. 190

Jesse Argyle, Esq.,
9, Adelphi Terrace, Strand, W.C.

Dear Sir,

The following are the replies to your letter of yesterday:

(1) 4 additional Inspectors were appointed, two for food purposes and two for the inspection of tenemented houses.

(2) Churchway Improvement- This Improvement is being carried out now by the London County Council who have all the information: one block has been erected and is open.

(3) The registration of houses let in lodgings is proceeding, some 800 being now on the register; it is laborious and slow work making up the arrears of years. At their last meeting the Borough Council have approved of the appointment of four temporary Inspectors, two especially for smallpox and two to push on the sanitary examination of houses. The Borough Council certainly takes a larger minded view of matters than the late Vestry, and the intelligence of the Council is doubled in power.

OVER

Yours very faithfully, John F J Sykes pp HER

Dr Sykes: S Pancras med. officer

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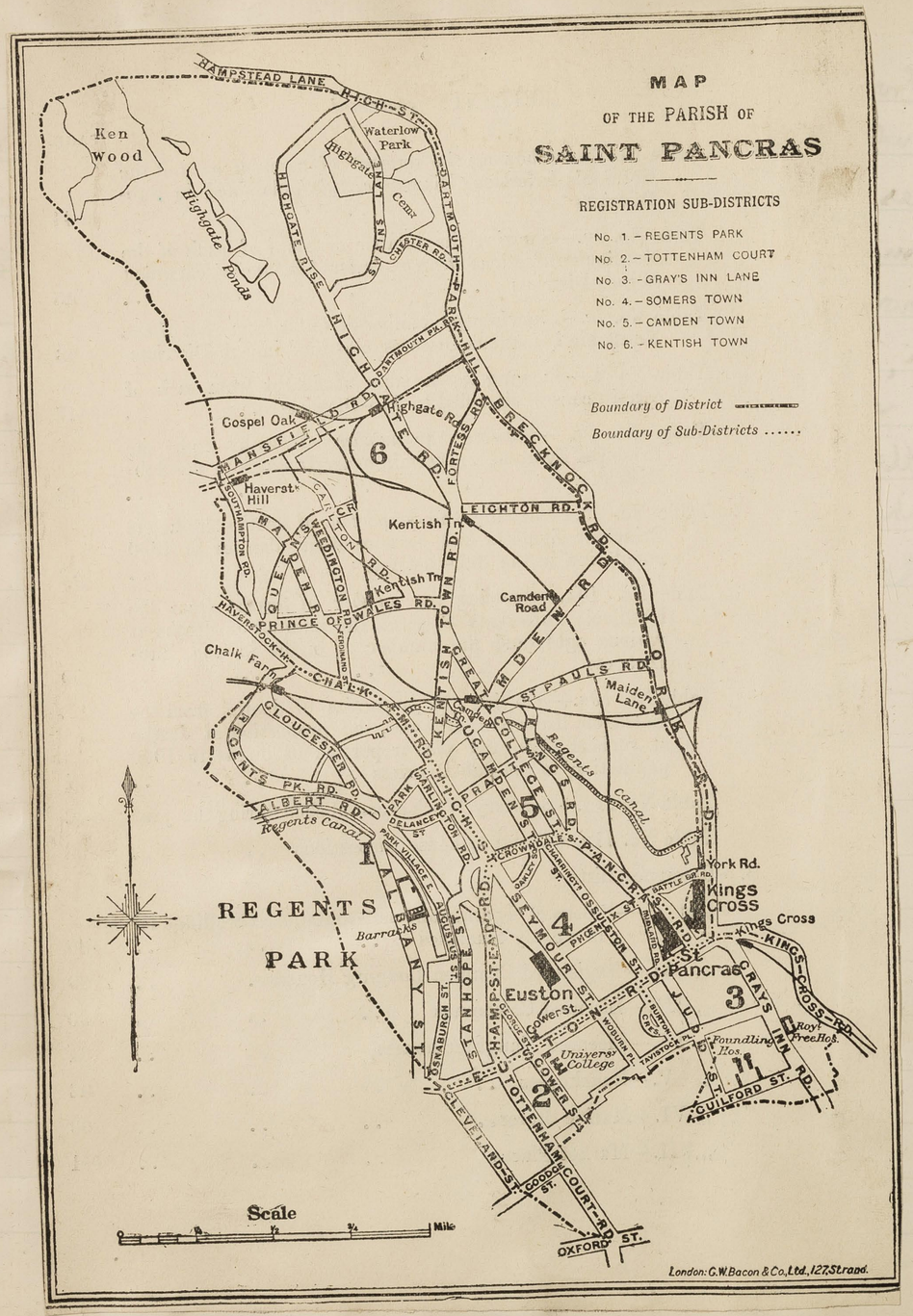
is indefinite, it is estimate of ... 5/6, he is surrounded by medicities & is theoretically a-takes perils his life — the vendor ... I consent but ... in the death ...



St. Pancras.

Extracts from Medical Officers Report (1897)

The report is a scientifically planned document of about 100 pages, containing many tables & very little personal colour. It gives one but a glimpse of the author's feelings & ideas.

POPULATION.

The population of St. Pancras is regarded as stationary. The figures of the 1896 Census have been taken as a basis, and the 2244 inmates of Extra-Parochial Institutions have been added to the sub-districts in proportion to the population. The deaths amongst these inmates are included in the statistics of the year.

Regent's Park Sub-District	38,166
Tottenham Court ,, ...	27,004
Gray's Inn Lane ,, ...	29,971
Somers Town ,, ...	32,793
Camden Town ,, ...	14,900
Kentish Town ,, ...	100,174
St. Pancras District	243,008

Births.

Sub-Districts.	Number of Births.	Birth-rate.
Regent's Park	1025	26·9
Tottenham Court	652	24·1
Gray's Inn Lane	882	29·4
Somers Town	1057	32·3
Camden Town	472	31·7
Kentish Town	2930	28·8
St. Pancras	7018	28·9
London	133,618	30·0

DEATHS.

During the year 1897, the corrected total number of deaths from all causes at all ages was 4536, being 76 more than during the preceding year, and 279 below the annual average of the preceding ten years. Per 1000 of the population the death-rate was 18·7 compared with 18·3 in the previous year, and an annual average of 20·3 in the preceding decennium.

The total number of deaths and the death-rates in the Sub-Districts are set out below, 165 deaths from all causes not referable to any particular Sub-Districts being distributed according to population:—

Sub-Districts.	Number of Deaths.	Death-rate.
Regent's Park	671	17·6
Tottenham Court	489	18·1
Gray's Inn Lane	642	21·4
Somers Town	748	22·8
Camden Town	312	20·9
Kentish Town	1674	16·5
St. Pancras	4536	18·7
London	80,943	18·2

AGES AT DEATH.

Under one year of age the number of deaths and the proportion per 1000 births and per 1000 total deaths were as follows:—

Sub-Districts.	Number of Deaths under 1 Year.	Per 1000 Births.	Per 1000 Deaths at all Ages.
Regent's Park	157	153·2	234·1
Tottenham Court	130	199·5	265·9
Gray's Inn Lane	177	215·4	275·8
Somers Town	209	197·7	279·5
Camden Town	70	148.3	224·4
Kentish Town	442	150·8	263·7
St. Pancras	1185	168·9	261·4
London	21,273	159·0	262·8

COMPARATIVE MORTALITY OF THE SUB-DISTRICTS.

A comparison of the mortality in the Sub-Districts of St. Pancras, shows that in Somers Town there occurred the highest birth-rate, the highest general death-rate, the highest death-rate under five years per 1000 births, and the highest mortality from the notifiable infectious diseases, and from the zymotic diseases. Gray's Inn Lane Sub-District showed the highest infantile mortality per 1000 births, and the highest mortality from bronchitis, pneumonia and pleurisy. Camden Town Sub-District the highest from phthisis, and the lowest infantile mortality.

The lowest general death-rate was found in the Kentish Town Sub-District, and also the lowest death-rate from phthisis. In Regent's Park occurred the lowest death-rates under five per 1000 births, from the notifiable and zymotic diseases, and from bronchitis, pneumonia and pleurisy.

Case-fatality of each of the Notifiable Infectious Diseases:

	Cases.	Deaths.	Fatality per cent.
Small-pox	2	—	—
Scarlatina	913	24	2·6
Diphtheria .. .. .. } Membranous Croup .. .. }	512	112	21·9
Typhus Fever	—	—	—
Typhoid or Enteric Fever	213	38	17·8
Continued Fever	7	—	—
Relapsing Fever	—	—	—
Puerperal Fever	14	6	42·9
Cholera	3	2	66·7
Erysipelas	393	13	3·3
Total	2057	195	9·5

ST. PANCRAS SANITARY DISTRICT.

Table showing the Population, Inhabited Houses, Marriages, Births and Deaths for the year 1897 and 10 years preceding.

GROSS NUMBERS.

The Year.	Estimated Population.	No. of Inhabited Houses.	Marriages.	Resistered Births.	Corrected No. of Deaths.			Deaths of Parishioners in Public Institutions.
					Total All Ages.	Under One Year	Under Five Years.	
1897	243,008	28,171	2359	7018	4536	1185	1739	1490
1896	242,902	28,005	2226	7042	4460	1185	1729	1376
1895	236,432	27,995	2243	7099	4794	1236	1952	1420
1894	236,432	28,084	2065	6935	4283	1012	1569	1395
1893	236,432	28,547	2215	6937	5163	1221	1993	1528
1892	236,432	28,531	2140	6892	5157	1189	2011	1371
1891	236,432	24,611	2120	7188	5198	1121	1792	1520
1890	236,432	26,919	2098	6999	5151	1163	1879	1567
1889	236,451	27,431	2011	7298	4454	1059	1612	1125
1888	236,470	24,930	2139	7349	4628	1109	1874	1219
1887	236,489	25,828	2082	7519	4858	1255	2009	1197
Average of 10 years 1887 to 1896.		27,188	2134	7126	4815	1155	1842	1372

NOTES.

1. Population at Census 1896, 240,764.
2. Average number of persons in each house in 1896, 8·6.
3. Area of District in acres, 2,672.

ST. PANCRAS SANITARY DISTRICT.

TABLE showing the Annual Birth and Death Rates, Death Rates of Children and Proportion of Deaths in Public Institutions in a Thousand Deaths for the year 1897 and 10 Years preceding.

IN THE YEAR.	Birth Rate per 1000 of Population.	Corrected Death Rate per 1000 of the Population.	Deaths of Children under 1 year, per 1000 of Registered Births.	Deaths of Children under 1 year, per 1000 of Total Deaths.	Deaths of Children under 5 years, per 1000 of Total Deaths.	Deaths of Parishioners in Public Institutions, per 1000 of Total Deaths.
1897	28·9	18·7	168·9	261·4	383·5	328·5
1896	29·0	18·3	168·3	265·1	387·9	308·5
1895	30·0	20·3	174·1	257·8	407·2	296·2
1894	29·3	18·1	146·0	236·3	366·4	304·7
1893	29·2	21·8	176·0	236·5	386·0	296·0
1892	29·1	21·8	172·5	230·6	389·9	265·9
1891	30·4	22·0	156·0	215·7	344·8	290·5
1890	29·6	21·8	166·2	225·8	362·0	304·2
1889	30·9	18·8	145·5	237·7	361·9	352·6
1888	31·1	19·6	150·9	239·6	404·7	263·4
1887	31·8	20·5	166·9	258·3	413·5	246·3
Average of 10 years, 1887 to 1896.	30·0	20·3	162·2	240·3	382·4	292·8

SANITATION IN ST. PANCRAS.

Last Year's Report.

We have received a copy of Dr. J. F. J. Syke's bulky report on the vital and sanitary condition of St. Pancras during 1898. In the course of the year inquiry was made into the desirability of including erysipelas among the notifiable infectious diseases, a course which many of the London vestries have already adopted. The vaccination returns show that out of 3,529 children born, 2,505 were successfully vaccinated. Population returns show that the greatest density exists in Somers Town and Tottenham-court districts, where there are over 180 persons to the acre; and the following table exhibits the enormous extent to which railways have encroached on the parish, 688 acres out of 2,672 being in the hands of railway companies. The all-important question of the detection of unfit food has been closely followed up. After a death due to ice-cream, in June, a number of samples were taken from different vendors and examined bacteriologically, the worst sample containing 500,000 organisms per cubic centimetre. The medical officer reported exhaustively to the Health Committee on the subject, pointing out the milk used as the chief source of danger; since which greater attention has been given to the purchase and analysis of milk samples.

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Sanitary Work Accomplished

From January 4th, 1897, to January 1st, 1898, inclusive.

No. of Complaints received	2360
No. of Dust Complaints received	5489
No. of Houses, Premises, inspected	24898
No. of Re-inspections after Order or Notice	18449
Cautionary Notices issued for sanitary amendments	2634
Statutory Notices of intention to proceed served	609
Legal Proceedings, *i.e.*, Summonses	80
Houses, Premises, &c., cleansed, white-washed, and repaired ...	823
———Rooms and contents Disinfected after Infectious Disease ...	1192
Water Supply, for domestic purposes provided	4
,, ,, cisterns cleansed, repaired, and covered	48
,, ,, overflow pipes connected with drains, &c., abolished ...	2
,, ,, new Cisterns provided	2
,, ,, draw-off taps provided on supply pipes	16
,, ,, re-instated after being cut off	76
Water-closets repaired, cleansed	795
,, ,, basins supplied with water	174
,, ,, ventilated	91
,, ,, new provided	114
House Drains tested	2003
,, ,, repaired	179
,, ,, trapped	483
,, ,, ventilated	577
,, ,, disconnected from sewer	490
,, ,, re-constructed	168
,, ,, new provided	476
,, ,, cesspools abolished	26
Yard Paving repaired	271
,, ,, new provided	59
Dust-bins repaired, covered	40
,, ,, new provided	263
Manure-bins provided	41
Removal of overcrowding	83
,, ,, refuse, dung, stagnant water	188
,, ,, animals improperly kept	19
Underground Rooms discontinued as dwellings	6
Smoke Nuisances suppressed	17

House-to-house Inspections were made in the following streets and places :—

Name of Street	No. of Houses.		No. of Rooms.		No. of Dwellings and Families.	No. of Persons.		No. of Notices served.	Remarks.
	Occupied.	Unoccupied.	Occupied.	Unoccupied		Adults.	Children.		
Bertram Street	15	—	88	—	38	111	52	10	Not Completed
Doynton Street	36	—	277	4	101	283	187	27	Completed
Falkland Place	23	—	96	—	29	92	40	14	Not Completed
Rothwell Buildings	60	4	120	—	59	126	158	34	Completed
St. George's Road	4	—	33	—	11	24	13	3	Not Completed
Whitfield Street	16	1	149	—	98	198	87	5	Completed
Windmill Street	15	—	121	—	73	122	38	2	Not Completed
Winscombe Street	18	—	122	2	48	147	96	13	,,
	187	5	1006	6	457	1103	671	108	

Average Nos. per house, as above:

Bertram St. - 11
Doynton St - 13
Falkland Pl. - 6
Rothwell Bldgs - 6
St. Geo's Rd 10

Whitfield St. - 18
Windmill St. - 11
Winscombe St - 13

As a means of estimating the manner in which the houses in various parts of St. Pancras are occupied, and the comparative amount of inspection they require, application was made to Dr. Tatham, the Superintendent of Statistics, at the General Register Office, Somerset House, who kindly supplied the number of tenements and their occupants in each of the Registration Sub-Districts, as set out in the following table, from which have been calculated the percentage in each case as set out in the further table :—

PANCRAS REGISTRATION SUB-DISTRICTS. CENSUS, 1891.

Total Tenements and Tenements with less than Five Rooms, distinguishing those occupied by Various Numbers of Persons in the Sanitary Area of St. Pancras.

Sub-District.	Rooms in Tenement.	Number of Tenements with less than Five Rooms.	Number of groups of Occupants of Tenements.											
			Groups of 1 person.	Groups of 2 persons.	Groups of 3 persons.	Groups of 4 persons.	Groups of 5 persons.	Groups of 6 persons.	Groups of 7 persons.	Groups of 8 Persons.	Groups of 9 persons.	Groups of 10 persons.	Groups of 11 persons.	Groups of 12 or more persons.
ENT'S PARK (1).	1	2376	1053	704	316	154	101	35	13	—	—	—	—	—
otal tenements,	2	2750	259	723	530	454	335	220	124	72	23	6	4	—
9,410.	3	1316	65	297	262	235	176	114	71	56	21	12	4	3
tal population,	4	687	13	79	109	107	108	108	61	54	25	15	6	2
36,590.														
NHAM COURT (2).	1	2782	907	941	415	273	159	60	16	11	—	—	—	—
tenements, 6663.	2	1761	156	393	353	288	228	146	102	66	21	5	3	—
tal population,	3	708	44	154	138	113	84	56	65	34	10	4	4	2
26,321.	4	267	11	28	37	52	46	35	25	17	9	6	1	—
S INN LANE (3).	1	2564	944	831	396	219	112	36	15	9	2	—	—	—
l tenements, 7,307.	2	2065	219	513	451	308	232	168	91	51	25	6	1	—
tal population,	3	858	40	169	141	162	127	97	59	30	24	4	3	2
27,455.	4	395	7	44	58	74	60	57	30	34	17	9	3	2
S TOWN (4).	1	2872	818	936	540	312	164	80	18	2	2	—	—	—
tenements, 8,105.	2	2715	107	508	519	447	390	310	223	118	65	23	3	2
tal population,	3	1052	23	128	159	182	157	138	106	78	51	17	9	4
32,829.	4	469	8	38	59	85	60	60	61	36	29	18	9	6
EN TOWN (5).	1	912	386	321	116	68	15	6	—	—	—	—	—	—
tenements, 3,647.	2	1164	83	287	279	232	158	69	36	16	1	3	—	—
tal population,	3	648	23	91	132	112	111	75	52	28	15	6	3	—
15,419.	4	344	3	32	49	53	45	59	38	34	10	9	10	2
SH TOWN (6).	1	3862	1390	1178	681	374	160	57	17	4	—	1	—	—
tenements, 22,213.	2	5765	473	1384	1185	1004	774	514	261	110	48	7	5	—
tal population,	3	4107	137	761	773	735	583	456	303	194	104	50	10	1
95,765.	4	2254	34	206	309	335	367	345	286	201	89	54	19	9
enements in St. cras Sanitary rict, 57,345. Total ulation, 234,379.	Total	44693	7203	10746	8007	6378	4752	3301	2073	1255	591	255	97	35

ST. PANCRAS REGISTRATION SUB-DISTRICTS. CENSUS, 1891.

Registration Sub-Districts.	Tenements with	Number of Tenements.	Percentage of total Tenements.	Number of Occupants.	Percentage of total Population.	Average Number of Occupants per room.	Over two Occupants per room. Number of Tenements with more than two Occupants per room.	Number of Occupiers of such Tenements.	Percentage of Population in such Tenements.
REGENT'S PARK.									
Total Tenements,	1 room	2376	25·3	4831	13·2	2·08	619	2370	6·48
9410.	2 rooms	2750	29·2	9861	27·0	1·79	784	4750	12·98
Total Population,	3 ,,	1316	14·0	5283	14·4	1·34	167	1334	3·65
36590.	4 ,,	687	7·3	3438	9·4	1·25	48	465	1·27
	5 or more	2281	24·2	13177	36·0	—	—	—	—
TOTTENHAM COURT.									
Total Tenements,	1 room	2782	41·8	6481	24·6	2·33	934	3692	14·03
6663.	2 rooms	1761	26·4	6683	25·4	1·90	571	3530	13·42
Total Population,	3 ,,	708	10·6	2899	11·0	1·36	119	925	3·51
26321.	4 ,,	267	4·0	1289	4·9	1·20	16	152	0·58
	5 or more	1145	17·2	8969	34·1	—	—	—	—
GRAY'S INN LANE.									
Total Tenements,	1 room	2564	35·1	5641	20·6	2·20	789	3035	11·05
7307.	2 rooms	2065	28·3	7339	26·7	1·78	574	3509	12·78
Total Population,	3 ,,	858	11·7	3632	13·2	1·41	122	966	3·52
27455.	4 ,,	395	5·4	1989	7·2	1·26	31	300	1·09
	5 or more	1425	19·5	8854	32·3	—	—	—	—
SOMERS TOWN.									
Total Tenements,	1 room	2872	35·4	7018	21·4	2·44	1118	4328	13·18
8,105.	2 rooms	2715	33·5	11655	35·5	2·15	1134	7187	21·89
Total Population,	3 ,,	1052	13·0	5239	15·9	1·66	265	2142	6·53
32829.	4 ,,	469	5·8	2588	7·9	1·38	62	612	1·86
	5 or more	997	12·3	6329	19·3	—	—	—	—
CAMDEN TOWN.									
Total Tenements,	1 room	912	25·0	1759	11·4	1·93	205	731	4·74
3647.	2 rooms	1164	31·9	4045	26·2	1·74	283	1623	10·52
Total Population,	3 ,,	648	17·8	2870	18·6	1·48	10·4	816	5·29
15,419.	4 ,,	344	9·4	1857	12·1	1·35	31	314	2·04
	5 or more	579	15·9	4888	31·7	—	—	—	—
KENTISH TOWN.									
Total Tenements,	1 room	3862	17·4	8588	9·0	2·22	1294	4842	5·06
22213.	2 rooms	5765	26·0	21030	22·0	1.82	1719	10218	10·67
Total Population,	3 ,,	4107	18·5	17800	18·5	1·44	662	5231	5·46
95765.	4 ,,	2254	10·1	11886	12·4	1·33	171	1658	1·73
	5 or more	6225	28·0	36461	38·1	—	—	—	—
ST. PANCRAS.									
Total Tenements,	1 room	15368	26·8	34318	14.6	2·23	4959	18998	8·11
57345.	2 rooms	16220	28·3	60613	25·9	1·87	5065	30817	13·15
Total Population,	3 ,,	8689	15·2	37723	16·1	1·44	1439	11414	4·87
234379.	4 ,,	4416	7·7	23047	9·8	1·30	359	3501	1·49
	5 or more	12652	22·0	78678	33·6	—	—	—	—

Standards of Sanitation.

OPEN SPACES.

Public Open Spaces.—The parks, gardens, and other public open spaces secured against building operations in St. Pancras, together with their situation, approximate area, and the authority under which they are maintained, are enumerated, as in previous years, in the following table:—

Sub-Districts.	Density of Persons per acre, Census 1891.	Garden or Open Space.	Area.			Maintaining Authority.
			A.	R.	P.	
Kentish Town ..	59	Parliament Fields	267	2	0	London County Council
,,	..	Waterlow Park ..	29	0	0	,, ,,
,,	..	Highgate Cemetery	38	0	0	Cemetery Company
,,	..	Pond Square, &c., Highgate	0	3	28	St. Pancras Vestry
,,	..	South Grove, Highgate	0	0	12	,, ,,
,,	..	Lismore Circus ..	0	2	26	,, ,,
,,	..	College Garden ..	0	0	17	,, ,,
Regent's Park ..	87	Primrose Hill .. / Regent's Park ..	400	0	0	H.M. Government
Camden Town ..	90	St. Martin's Gardens	1	3	0	St. Pancras Vestry
,,	..	St. Pancras Gardens	5	1	0	,, ,,
Somers Town ..	181	St. James Gardens	2	2	31	,, ,,
Tottenham Court	183	Whitfield Burial Ground		?		London County Council
Gray's Inn Lane	178	St. George's Gardens	2	0	7	St. Pancras Vestry
,,	..	St. Andrew's Gardens	1	2	15	,, ,,

Standards of Sanitation of Dwelling Premises.—In judging of the degrees of sanitation, it is necessary to distinguish between a nuisance actually injurious to health a nuisance dangerous to health, and a nuisance prejudicial to health, also other acts of commission and omission that may possibly be considered detrimental to health or comfort, and further also those improvements that may be made in structure, fitting, or arrangement, that contribute to comfort and convenience, and tend to protect and improve health.

Thus for convenience sake it may be possible to adopt four standards of sanitation:—

1.—*A nuisance standard* in which actual danger or prejudice to health can be shown.

2.—*A statutory standard* in reference to many conditions specifically defined by statute, *e.g.*, underground dwellings.

3.—*A bye-law standard* in reference to many structures and Acts detailed in bye-laws, *e.g.*, paving of yards.

4.—*A premium standard.* This is the standard no doubt intended by the Customs and Inland Revenue Acts, 1890, sec. 26, and for which exemption from inhabited house duty is offered as a premium.

The Proposed Clearances.

Several pages of the report are devoted to the controversy with the Local Govt Bd. regarding the nos. to be rehoused as a result of the proposed clearances in Brantome Place & Prospect Terrace.

The Bd. insist that a larger number shall be rehoused, & suggest several sites, but the Vestry find objections to each one. They also urge:

> that the district in which the two insanitary areas are situated, viz., Ward 8, is one that is completely built upon, possessing not only no spare land for building, but being also sadly deficient in open space, more so than any other part of St. Pancras, and that the same applies to the districts immediately around this Ward. One of the reasons for demolishing the buildings on this site is because they are packed too closely together, and house too many persons on the areas, and the only manner in which it would be possible to re-house a larger number than proposed on the same site would be by reproducing in a greater or less degree the very conditions the Vestry is desirous of abolishing. As the district is covered with buildings, the only means by which additional land can be provided is by the demolition of further buildings, a proceeding which would render it still more difficult to re-house the additional displaced population.
>
> The Housing of the Working Classes Act, 1890, Part II., under which the schemes have been framed, provides, by Section 40, that "the Local Government Board shall in any Order sanctioning a scheme under this part of this Act require the insertion in the scheme of such provisions (if any) for the dwelling accommodation of persons of the working classes displaced by the scheme as seem to the Board required by the circumstances." The Act therefore contemplates the possibility of schemes in which no provision for re-housing will be made or required.

The Vestry also say that there are 3 or 4 times as many people on the areas as there ought to be, & that therefore, in enforcing any reasonable standard as to overcrowding, at least half the people wd. be turned out without any Obligation to rehouse being undertaken. Many of these people have

Removal of Dust.

been turned out of other districts to make room for workshops, factories & street improvements, & those who benefit by these have not been called upon to rehouse; but the duty is now cast upon St. Pancras.

It will be unnecessary to enter into a description of what takes place when new buildings are erected upon an Area, as it is well known that only a very small percentage of the persons displaced ever enter the new buildings, and of those that do enter still fewer remain long, as the class that inhabit Insanitary Areas are those that resent restraint most, and are the least inclined to adapt themselves to orderly and sanitary conditions.

If, as suggested, new buildings are erected outside of Ward 8, and at some distance from the condemned Areas, it may safely be said that the percentage of persons displaced who will enter the new buildings will further decrease until it reaches a vanishing point, and may be disregarded.

If, therefore, the object is merely to provide new buildings, whether the persons displaced from the Area enter them or not, it does not matter so much where the buildings are situated, and as St. Pancras contains more one and two-roomed dwellings than any other District in the Metropolis, and may be said to be one of the most crowded with houses, the causes and reasons are all present for erecting the buildings at some distance, access thereto being facilitated. But it will then be a question of whether public or private enterprise should provide such buildings.

In carrying out the schemes one Area should be demolished and rebuilt upon before the other Area would be dealt with, this would reduce the immediate displacement and increase the facilities for rehousing.

The only reasonable conclusion that can be come to with regard to rehousing after demolition is, that it should be made incumbent upon an Authority to utilize the space to the best advantage, and to the fullest extent permitted by the London Building Act, with regard to working-class houses.

REFUSE REMOVAL.

At the end of the first quarter of the year the system of dust collection that had been successfully working for the past five years was altered by your Vestry undertaking the collection in the East and West Divisions of the Parish without the intervention of a contractor, and the work of supervising these two Divisions is now carried on by another Committee, supervision of the North and South Divisions still remaining in the Health Department.

Refusals.—With the object of endeavouring to ascertain what the average number of refusals is per week under a system of permissive weekly collection, the return sheets have been carefully extracted for four weeks in June, and four weeks in November, 1896, and the weekly mean struck for each period of the year in each of the Divisions and Sub-Divisions of the Parish. ~~It will be noticed that at~~ about every third house the removal of the dust is refused when the dustman makes his weekly call.

Daily Collection of Refuse.—In some parts of the London districts a daily collection of refuse is made, and sooner or later it will become a question for certain parts of St. Pancras. This will apply especially to those thoroughfares to which the police regulation extends, which regulation requires the dust to be removed before 10 o'clock in the morning. Those thoroughfares are Gray's Inn Road, Euston Road, Tottenham Court Road, and Hampstead Road, and to them should be added Camden High Street.

The London County Council Bye-law as to the daily removal of house refuse is as follows:—"Where a Sanitary Authority arrange for the daily removal of house refuse in their district or any part thereof, the occupier of any premises in such district or part thereof on which house refuse may from time to time accumulate shall at such hour of the day as the Sanitary Authority shall fix and notify by public announcement in their district, deposit on the kerbstone, or on the outer edge of the footway immediately in front of the house or in a conveniently accessible position on the premises, as the Sanitary Authority may prescribe by written notice served upon the occupier, a movable receptacle, in which shall be placed, for the purposes of removal by or on behalf of the Sanitary Authority, the house refuse which has accumulated on such premises since the preceding collection by such Authority. The Sanitary Authority shall collect such refuse, or cause the same to be collected, between such hours of the day as they have fixed and notified by public announcement in their district."

Two points will no doubt arise when such a system is adopted for special thoroughfares or areas. One as to the kind of receptacles to be used, and the other as to the location of the receptacles.

As to the kind of receptacles, the London County Council Bye-law provides that "when any person shall provide an ash pit in connection with a building, he shall cause the same to consist of one or more movable receptacles sufficient to contain the house refuse which may accumulate during any period not exceeding one week. Each such receptacle shall be constructed of metal and shall be provided with one or more suitable handles and cover. The capacity of each and such receptacle shall not exceed two cubic feet." It may be hoped, therefore, that the thoroughfares would not be disfigured by the appearances of old boxes, pails, tanks, scuttles, and such like contrivances in a dilapidated condition.

As to the location of the receptacles, this would depend upon the construction of the houses. The fronts of houses may lay back with enclosed forecourts, or possess porticoes, or be flush with the street frontage line, with or without recessed entrances. The last condition is more commonly met with in the thoroughfares mentioned and the dust receptacles would then appear on the curb. But this, accompanied by daily morning removal, would be a lesser evil than the retention of refuse inside premises, many of which are entirely built over and possess no open space.

REMOVAL OF MANURE.

The question is a serious one because it includes the omnibus companies' stables, job masters' and livery stables, carrier companies' stables, railway companies' stables, and the mews and stables of many large firms and businesses. Now it happens that the nuisances are mainly caused by these large undertakings, and are due directly to the disturbance of large masses of manure and litter, which in the summer weather ferment in a few hours. If the masses of manure are not disturbed little nuisance is complained of, and it is my custom to advise the large Companies to make use of a movable receptacle on wheels, such as an old cart, for the purpose of storing and removing the manure without disturbance, and it has proved an effective remedy. It would be a boon to London in the heat of summer if a Bye-law could be obtained to enforce this method of storage and removal from premises on which more than a certain quantity of manure and litter accumulates within twenty-four or forty-eight hours.

V.—FOOD.

FOOD PREMISES.

The licensed slaughter-houses, cow-sheds, and dairies have been regularly inspected. The bakehouses were also inspected twice during the year, and the necessary cleansing enforced. From time to time fish-frying shops and marine stores have been inspected. The markets and market streets were kept under observation daily, and also on Saturday nights and Sunday mornings during the summer months.

UNFIT FOOD.

Markets and Market Streets were under the observation of the Sanitary Inspectors daily, and especially on Saturday nights and Sunday mornings during the summer months. The following food, unfit for human consumption, was seized during the year :—

Date.	Description of Articles Seized.	Remarks.
1897.		
January 16th ..	29 barrels of Apples	
February 2nd ..	¾ bushel of Apples	
May 15th	Quantity of Bananas	
June 1st	8 trucks of Fish	
„ 8th	One sieve of Cherries.. ..	
„ 12th	Quantity of Bananas	
„ 18th	1¾ cwt. of Bananas	
July 13th	10 lbs. of Strawberries ..	
„ 24th	6 lbs. of Cherries	
„ 31st	Quantity of Barcelona Nuts ..	
August 14th	Quantity of Bananas	
September 14th ..	Peck of Tomatoes	

The following questions regarding the Transit of Milk were sent to the L. & N. W., Midland, Great Northern & Metropolitan Ry. Companies:—

1.—Does your Company prohibit Milk Churns being fastened in such a manner as to prevent anyone except the possessor of the key from opening them.

2.—If so, would you kindly inform me how the prohibition is enforced, and what are the reasons for so doing?

3.—And further, if so, are any precautions adopted against the possibility of any persons tampering with the milk whilst upon your premises or in transit in your possession?

The companies reply in the negative to the first question, but say they reserve to themselves power to open the churns if they think necessary in order to see that the quantity of milk agrees with the quantity declared. They each profess to take careful charge of the milk.

SAINT PANCRAS, LONDON.

Blocks of Houses constructed in *separate and self-contained* Dwellings.

East Division.

Name and Situation of Building.	Name and Address of Owner.	Opened.	No. of Rooms.	No. of Lettings or Families.	Weekly Rents of Lettings.	Accommodation. Adults.	Children.	Total.
Artizans' Dwellings, Great College Street and Rochester Place	The Leasehold Investment Co., Ltd., 37, Norfolk Street; Strand, Richard Stone, Esq., Man. Director	1885	440	99	6s. 8d. to 11s. 8d.	176	170	346
Clarence Buildings, Great College Street and Kentish Town Road	Mr. Toye, at the Buildings	1886	109	65	7s. 6d. to 10s. 6d.	130	195	325
Pancras Square, Pancras Road	Metropolitan Association of Industrial Dwellings, 8, Finsbury Circus, E.C.; Chas. Gatcliff, Esq., Sec.	1847	420	110	5s. to 8s. 3d. ..	370	267	637
Ossulston Houses, Ossulston Street	A. Ellt, Esq., Estate Office, 150, Ossulston Street	1884	384	96	7s. to 9s. ..	192	394	586
Sidney Buildings, Churchway	Charles Deakin, Esq. ..	1881	24	8	8s.	17	29	46
Euston Buildings, Euston Road	Thomas Hughes, Esq., 194, Euston Road	1887	112	56	6s. 6d. to 8s. ..	104	156	260
Stanley Buildings, Pancras Road, at King's Cross	Improved Industrial Dwellings Co., 37, Finsbury Circus, E.C.; Jas. Moore, Esq., Secretary	1865	360	104	6s. to 8s. ..	208	312	520
Polygon Buildings, Clarendon Square	Midland Railway Co. ..	1894	288	—	—	—	—	—

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West Division.

Arundel House, 171, Drummond Street	Messrs. Towers & Rayner, Hampstead Road, N.W.	1893	32	16	—	35	24	59
Carisbrooke House, 173, Drummond Street		1894	64	29	3s. to 7s. 6d. ..	64	33	97

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South Division.

Derby Buildings, Britannia Street and Wicklow Street	Improved Industrial Dwellings Co., 37, Finsbury Circus	1867	508	145	5s. 9d. to 8s. ..	290	435	725
Rothwell Buildings, Whitfield Street	W. H. Sheriff, Esq., 80, Carlton Road	1881	140	70	5s. 6d. to 6s. 6d.	140	210	350
Percy Buildings, Whitfield Street	R. Perkins, Esq., 2, Cambridge Place, Regent's Park	1883	24	12	5s. to 8s. 6d. ..	24	36	60
Somerset Terrace, Duke's Road	Francis Howse, Esq., 3, Abchurch Yard, E.C.	1889	65	25	9s. to 18s. ..	53	15	68
Endsleigh Terrace, Duke's Road		1889	60	20	9s. to 18s. ..	45	12	57
Grafton Mansions, Duke's Road	G. Waymouth, Esq., 23, Moorgate Street, E.C.	1890	38	10	£45 to £75 (per annum)	19	—	19
Stanley House, St. Chad's Place	Mr. L. H. Ball, 221, Goswell Road	1889	34	16	5s. 6d. to 7s. ..	36	48	84
Garfield House, Leeke Street	Messrs. Foster, 79 to 82, Fore Street, E.C.	1887	16	10	2s. 6d. to 4s. 6d.	14	13	27
Model Buildings, 17, Pakenham Street	London Labourers' Dwellings Society, Limited; A. R. M. Gunn, Esq., Sec.		30	30	2s.	30	0	30

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2720
156
1420
1587
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See back

SAINT PANCRAS, LONDON.

Blocks of Houses constructed in *separate and self-contained* Dwellings.

East Division.

Name and Situation of Building.	Name and Address of Owner.	Opened.	No. of Rooms.	No. of Lettings or Families.	Weekly Rents of Lettings.	Accommodation. Adults.	Children.	Total.
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Polygon Buildings, Clarendon Square	Midland Railway Co. ..	1894	288	—	—	—	—	—

2720

Blocks of Houses constructed in *separate and self-contained Dwellings.*

South Division—*continued.*

Whidbourne Buildings, Whidbourne Street	East End Dwellings Co., Ltd.; Thos. Wilkinson, Esq., Secretary, 24, Old Square, Lincoln's Inn, W.C.	1892	100	78	2s. 9d. to 9s. ..	288	119	407
Ferris House, Whidbourne Street		1892	10	10	2s. 6d. to 3s. 6d.	8	15	23
Midhope Buildings, Midhope Street		1892	100	55	2s. to 6s. 6d. ..	200	209	409
Charleswood House, Midhope Street		1893	104	26	8s. to 13s. 6d.	70	30	100
Kellet Houses, Tankerton Street		1893	88	20	10s. to 12s. ..	61	40	101
Tankerton Houses, Tankerton Street		1891	57	19	8s.	30	28	58
Loxham Houses, Loxham Street		1891	27	9	9s. to 10s. 6d. ..	28	30	58
Lucas House, Argyle Place ..			36	12	8s. to 11s. ..	25	18	43
Cromer House, Cromer Street..	East End Dwellings Co...	1892	63	19	8s. to 11s. 6d.	34	47	81
89 & 91, Cromer Street ..	Messrs. Nokes & Nokes, 67, Caledonian Road, N.		76	37	3s. 6d. to 8s. 6d.	88	87	175
5, 7, 9 & 11, Wicklow Street ..	,, ,, ,,		60	32	4s. to 7s. 6d. ..	51	81	132
Ridgmount Gardens								
Gordon Mansions, Francis Street, W.C.								

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Street Markets

LIST VII. ST. PANCRAS, LONDON.

MARKET PLACES.

EAST DIVISION.

- Chapel Street
- Chalton Street
- Churchway
- Midland Railway, Ossulton Street
- Kentish Town Road (part of)
- High Street (part of)
- Seymour Street
- Murray Street
- York Road
- Brecknock Road
- Camden Road
- Great College Street
- King Street
- Pratt Street

WEST DIVISION.

- Eden Street
- Seaton Street
- Hampstead Road
- Drummond Street
- High Street (part of)
- William Street
- Osnaburgh Street

NORTH DIVISION.

- Malden Road
- Queen's Crescent
- Kentish Town Road (part of)
- Fortess Road

SOUTH DIVISION.

- Goodge Street
- Charlotte Place
- Tottenham Court Road
- King's Cross Road
- Gray's Inn Road
- Cromer Street
- Judd Street
- Leigh Street
- Marchmont Street
- Compton Street
- Cleveland Street

L. C. C. Report on
Sanitary Condition of St. Pancras.
(See Newspaper cuttings – further on.)

London County Council.

SANITARY CONDITION OF ST. PANCRAS.

REPORT by the Medical Officer presenting a report by Dr. Hamer on the sanitary condition and administration of the Parish of St. Pancras.

(Printed by order of the Public Health Committee.)

PUBLIC HEALTH DEPARTMENT,
SPRING GARDENS,
13*th October*, 1898.

In presenting Dr. Hamer's report on the sanitary condition and administration of St. Pancras, I would beg to remind the Public Health Committee that at the beginning of this year the Vestry of St. Pancras received from Dr. Sykes, the medical officer of health of that district, a report in which he showed that in respect of the number of sanitary inspectors employed, St. Pancras compared unfavourably with other large districts in London. The Health Committee of the vestry thereupon recommended that two additional sanitary inspectors and an additional clerk be appointed for a period of twelve months, but the vestry declined to adopt the recommendation of the Committee. The sufficiency of inspection of houses in the district occupied by poor persons had already been under the consideration of the Council's Public Health Committee in connection with a report by Dr. Hamer on the subject of the regulation of tenement houses, which contained the following paragraph relating to St. Pancras—

> By-laws were confirmed in 1893, and a few houses have been placed on the register. The number registered at the present time is, however, only 166. There must be a large number of houses in this district to which by-laws might with great advantage be applied. I found, in the course of three days' inspection, numerous instances of houses urgently requiring to be kept under proper supervision, and the experience gained rendered it quite clear that adequate supervision cannot be exercised over tenement houses in this parish unless the existing staff is strengthened for the purpose. I have noted numerous instances of dirty and dilapidated conditions of rooms, of overcrowding, and of other conditions requiring remedy. In some of the streets I visited I found many cases of overcrowding; in some houses the overcrowding was not limited to one room, but many of the rooms were admittedly accommodating a number of persons in excess of the limits laid down in the by-laws. Many of the houses I visited were in an exceedingly dirty and vermin-infested condition. There is obviously much need for an increased amount of inspection in this parish, and some of the conditions commonly met with, and which call for remedy with special urgency, are precisely those which could be satisfactorily dealt with by the enforcement of the existing by-laws relating to houses let in lodgings.

This report had already been communicated to the Vestry before they resolved not to adopt their own Committee's recommendation, and the Council's Public Health Committee therefore decided that Dr. Hamer should make inquiry in the district with a view to determining what its requirements were.

Dr. Hamer's present report shows that St. Pancras contains a larger number of persons living in tenements of one and two rooms than any other London sanitary district. He compares the results of his inspection of the district with those obtained by similar inspection in Mile-end Old-town, Whitechapel and Lambeth, and points to the unfavourable position of St. Pancras in respect to the number of dirty, dilapidated, and overcrowded houses. Dr. Hamer lays stress upon the need of maintaining a proper standard of house accommodation, and as a means towards that end, of the regulation of the poorer houses let in lodgings. He found in St. Pancras as he has found elsewhere that houses, in which dirty and dilapidated conditions and overcrowding especially existed, occurred in groups, and were evidently associated with particular ownerships. Such houses need supervision much in the same way as common lodging-houses, and with the existing staff of sanitary inspectors it has been found impossible to undertake this duty.

For the purpose of maintaining the district in proper sanitary condition he recommends the appointment of seven additional sanitary inspectors with the necessary clerical staff. This recommendation I beg to endorse.

SHIRLEY F. MURPHY,
Medical Officer of Health.

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J. Argyle

Report by Dr. Hamer on the sanitary condition and administration of the Parish of St. Pancras.

The parish of St. Pancras comprises the strip of ground some 3½ miles long and about 1 mile broad, which extends from the county boundary to that portion of central London which is formed by the St. Giles and Holborn sanitary districts. To the north of St. Pancras are the urban sanitary districts of Hornsey and Finchley, which are situated outside London, to the west are Hampstead and Marylebone, to the east Islington and Clerkenwell and adjoining the southern boundary are the sanitary districts of Holborn and St. Giles already referred to.

The parish boundaries are conterminous with those of the sanitary district, of the St. Pancras registration district and of the parliamentary borough of St. Pancras. The registration district includes the sub-districts of Regent's-park, Tottenham-court, Gray's-inn-lane, Somers-town, Camden-town and Kentish-town. The parliamentary borough of St. Pancras is subdivided into four divisions, north, south, east and west. The northern division is the most outlying part of the parish and includes the high ground on a portion of the southern slope of Highgate-hill, and that to the east of Hampstead-heath. South of this division East and West St. Pancras extend side by side as far as the Euston-road, separated one from another by the thoroughfare known in various parts of its course as Kentish-town-road, High-street Camden-town, Eversholt-street and Seymour-street. South of the Euston-road is the smallest of the four divisions, that known as South St. Pancras.

The high ground on the northern boundary of the parish varies in elevation between rather less than 350 and a little more than 400 feet above Ordnance datum. Here situated within St. Pancras is a portion of the Bagshot sand which caps the top of Highgate-hill and a smaller strip of the corresponding deposit on the high ground at Hampstead. With these and the further exception of a small patch of brick earth which exists in the neighbourhood of York-terrace, York-road, the London clay lies superficially throughout the whole of that portion of the parish which extends from the northern boundary to a line running east and west from the neighbourhood of Drummond-street to that of Mecklenburg-square. In the comparatively small part of St. Pancras to the south of this line there is a superficial deposit of gravel covering the London clay.

The general lie of the ground will be best appreciated by reference to the fact that the parish corresponds broadly speaking with the northern part of what was formerly the basin of the stream known as the Holebourne, Turnmill brook, River of Wells or Fleet. The Fleet brook took origin in in the high ground of Hampstead-heath and flowing past what is now Fleet-road made its way towards Kentish-town where it was joined by a considerable tributary having its source in Caen-wood and draining the northern part of St. Pancras parish. The Fleet "wandered through Kentish-town and Camden-town onward to the old church," following a course which may be roughly indicated as corresponding to the present Kentish-town-road and King's-road, then passing between what are now the sites of the Great Northern and Midland stations, and leaving St. Pancras at the south-eastern extremity of the parish to pursue its course to Old Borne (Holborn) bridge and to finally reach the river at Blackfriars. The heights above Ordnance datum, at some of the points in the neighbourhood of the original stream are as follows—at Caen-wood upwards of 300 feet, at the top of Parliament-hill (which lay between and overlooked the main stream and its tributary above referred to) 319 feet, at the northern end of Kentish-town-road 121 feet, near the lower end of King's-road 66 feet, while at the south-eastern extremity of the parish some of the heights marked are only 50 or 51 feet above ordnance datum. The south-eastern portion is the least elevated portion of St. Pancras; the south-western portion is at slightly greater altitude, 93 and 85 feet being the readings above datum at the upper and lower ends of Tottenham-court-road.

The total area of St. Pancras is 2,672 acres, this superficial extent being exceeded by nine only of the other sanitary districts of London. In respect of population St. Pancras stands fourth on the list of London districts, and the density of population is 90 to the acre as compared with 212 in the small district of St. George-the-Martyr, Southwark and six per acre in Lee, these being the most and least densely populated London sanitary areas.

Near the north-western corner of St. Pancras is situated Parliament-hill-fields, an open space under the Council's control which is 267½ acres in extent. Again, at the north-eastern corner of the parish is Waterlow-park, 29 acres in extent. The northern extremity of St. Pancras is thus liberally endowed with open space, and Primrose-hill and Regent's-park abut upon and are partly included within its western borders.* In the eastern and southern divisions, the land is almost entirely built over, the only areas of any considerable size not covered with streets and houses being the large railway depots in the former division. Moreover, the space originally left about houses has been considerably encroached upon for the purpose of erecting new houses, workshops or other buildings within comparatively recent years, and at the present time this process, unfortunately, continues in active operation.

A study of the map of "London and the suburbs," given in Loftie's "History of London," shows that the great majority of the houses in St. Pancras have come into existence since the year

* In Loftie's "History of London," in connection with the subject of open space, reference is made to the history of the Middlesex manors belonging to the prebends of St. Paul's, all of which are situated to the north or north-west of the city. It is pointed out that the parks of London were originally church or abbey lands which had been seized by the Crown and converted to their present use. "In those parts of London," it is stated, "where the church lands remained to the church, no parks were made. St. Paul's, in name at least, still holds St. Giles' and St. George's; Gray's-inn and Tottenham-court are prebendal manors, as are Camden-town and Somers-town, and other over-populous districts with changed names. They were not alienated by King Henry, but by their ecclesiastical owners."

1818, indeed, a comparatively small proportion of the area was built over as late as 1834. The development of St. Pancras, in fact, has practically been accomplished within the last century.*

The census figures relating to population are given below, but as these relate to St. Pancras as a whole, and do not convey any idea as to the development of the various portions of the parish, this subject may be briefly referred to. Only a little more than a century ago the neighbourhood of St. Pancras church has been described by Mr. T. J. Smith as quite a rural place commanding extensive views of open country in every direction, Whitfield's chapel in Tottenham-court-road, Montagu House (Great Russell-street), Bedford House (Bloomsbury-square), and Baltimore House (where Russell-square is now built), being almost the only buildings in the direction of the town which met the eye. Even in 1832 there were persons who "remembered when the last house in London was the public house in the corner by Whitfield's chapel." Apart from the old church itself the parish contained at the middle of the last century little of "past interest beyond tea gardens and country inns," though even at this time it should be noted Kentish-town was a not inconsiderable village, "on the road to Highgate, where people take furnished lodgings in the summer, especially those afflicted with consumption and other disorders."

During the latter half of the last century, however, there are signs of some awakening. In 1754–5, the New-road (now Euston-road) was projected. In 1756 the Foundling was opened for the reception of infants and the foundation stone of Whitfield's chapel was laid. In 1791 the building of Camden-town was commenced, as in that year Lord Camden let out the ground on leases for building 1,400 houses, in the same year the Veterinary College was established, and at about this date Somers-town was colonised by French refugees driven over to this country by the revolution. The interval between Southampton-place and Somers-town soon became "one vast brickfield." Burton-street and Burton-crescent preserve the name of the builder "who may be regarded as the creator of all this district." The neighbourhood of Fitzroy-square became "studded with artists." In 1812 Regent's-park was commenced, and not long afterwards the Hampstead-road fell under "the profanation of the builders' craft," which in due course overtook "the beautiful fields leading to and surrounding Chalk-farm, at one time regarded by reason of their secluded position as peculiarly suited for settling 'affairs of honour.'" Then too came the growth of the railways, and in 1835 the London and North Western terminus was located at Euston. The building of Agar-town by "Councillor Agar" was commenced in 1840, but this district was destined to be swallowed up by the Midland Railway in 1862. In connection with the further history of building operations in St. Pancras, it may be noted that Gospel-oak-fields had not entirely disappeared in 1857, as a rural fair was held there as lately as in that year, while the erection of St. John's College-park and of Highgate New-town and the preservation of the open space of Parliament-hill-fields are matters of quite recent history.

Statistics.

The number of inhabitants of St. Pancras at the census of 1896 was 240,764. At the present time the population is practically stationary, the estimate made for the purposes of the Equalisation of Rates Act for the 6th April, 1898, being 240,737. The growth of population between successive census enumerations is deserving of study. The figures relating to population and to total houses (inhabited and uninhabited) are as follows—

Year.	Population.	Total houses.	Year.	Population.	Total houses.
1801	31,779	4,426	1861	198,788	22,830
1811	46,333	6,092	1871	221,465	25,376
1821	71,838	9,224	1881	236,363	25,947
1831	103,548	13,156	1891	234,379	25,922
1841	129,763	15,345	1896	240,764	25,800
1851	166,956	19,392			

These figures show that the population of St. Pancras, after increasing fairly steadily at the rate of about 50 per cent. in each of the first three decennia of the century, began to show signs of a falling off in the rate of increase as early as the census of 1841. The rate of increase continued to show signs of diminution at subsequent censuses, until in 1891 there was an actual decrease as compared with the number enumerated in 1881, for while at the census of 1881 the population was 236,363, at that of 1891 it was only 234,379. The census of 1896, however, showed an increase of population to 240,764. St. Pancras is at the present time almost covered with streets and buildings, but it must not be assumed that the maximum extent of crowding of buildings upon area has been attained. As has been already stated the open space about buildings is now being curtailed in numbers of instances, and in the present state of the law which regulates the matter, and with the present demand for accommodation in the parish, it is likely that this process will continue in active operation.†

The rateable value of St. Pancras (6th April, 1898) was £1,664,218 10s. The total rates raised in the year 1896–7 amounted to 6s. 3½d. and in 1897–8 to 6s. 1d. in the £, the equivalent rates in the £ of the net grants made to St. Pancras out of the equalisation fund constituted under the London (Equalisation of Rates) Act, 1894, since its creation, were for 1894-5 (half-year) ·57d.; 1895-6, 1·18d.; 1896-7, 1·03d.; 1897-8, 1·09d. For the first half-year of 1898-9 the amount credited to the parish was £3,737 5s. 6d., equivalent to a rate of ·54d. in the £.

* Some insight into its peculiarities at a comparatively remote period is afforded by one of Ben Jonson's comedies, the action of which is described as occurring in the fields and country near Kentish-town, at St. Pancras, and at Totten-court, while several local celebrities and a number of the inhabitants of Kentish-town are prominent characters. The rural nature of the surroundings of the localities referred to, and the prevailing lawlessness of the times, are prominently brought out as the action of the play proceeds, and the strange manner of speech of some of the *dramatis personæ* is particularly noteworthy. As Chambers in his Book of Days, in commenting upon this subject, remarks, they "seem as innocent of London as if they were inhabitants of Berkshire and talk a broad country dialect."

† This subject has been dealt with by Dr Sykes in his report upon the diminution of open spaces about buildings, and is referred to on pages 46, 47 and 48 of his annual report for the year 1896.

In 1891 there were 5,691 foreigners (3,730 males and 1,961 females) living in St. Pancras, of this number 2,216 were Germans. It would appear that a considerable proportion of the foreigners live in the south-western portion of the parish in the neighbourhood of Tottenham-court-road.

The annexed table compares the birth and marriage rates of St. Pancras in the years 1895-6-7 with the corresponding figures for London as a whole—

	Birth rate.		Marriage rate.	
	St. Pancras.	London.	St. Pancras.	London.
1895	29·8	30·6	18·7	17·2
1896	28·7	30·2	18 5	18·0
1897	29·0	30·0	19·5	18·5

The following table compares the death rate in St. Pancras from all causes and from the principal zymotic diseases, and the number of deaths under one year to 1,000 births, with the corresponding figures for London as a whole—

	Death rate from all causes per 1,000 living.		Death rate from principal zymotic diseases per 1,000 living.		Deaths under one year to 1,000 births.	
	St. Pancras.	London.	St. Pancras.	London.	St. Pancras.	London.
1895	20	19·5	3·10	2·62	174	165
1896	18·1	18·1	2·47	3·11	168	160
1897	18·7	17·7	2·47	2·56	168	158

If the St. Pancras and London death rates be corrected for age and sex distribution the district will be found to compare somewhat less favourably with London as a whole. The corrected St. Pancras death rates for 1895, 1896 and 1897, are 21·4, 19·4 and 20 respectively, the corresponding corrected London death rates being 20·8, 19·3 and 18·9. The comparative mortality figures of St. Pancras for the years in question (London, 1,000), are 1,029, 1,005 and 1,058.

The figures given enable comparison to be made between St. Pancras and the whole of London. The latter is made up, however, of districts so diverse in character and having such differing rates of mortality that it may be well to note how St. Pancras stands with regard to districts which in certain respects are to some extent similarly circumstanced to St. Pancras itself.

If the death rates of the "north districts" of the Registrar-General be compared it will be found that the death rate of St. Pancras is markedly in excess of the rates which obtain in Hampstead, Islington, Stoke Newington and Hackney, but not much in excess of that of Marylebone. Moreover, it may be noted that the death rate per 1,000 living from phthisis after distribution of deaths in public institutions in St. Pancras in 1897 was 2·01 per 1,000 living, and considerably exceeded the rates of the other "north districts." Just, however, as London is a complex whole, so in less degree is St. Pancras itself, and it is desirable therefore to refer to the figures relating to the sub-districts into which the registration district of St. Pancras is divided.

The following table gives particulars relating to the area, houses and population of the sub-districts obtained at the census enumerations in 1891 and 1896—

Registration sub-districts.	Area in statute acres.	Houses.						Population.					
		Inhabited.	Un-inhabited.	Building.	Inhabited.	Un-inhabited.	Building.	Persons.		Males.		Females.	
		1891.			1896.			1891.	1896.	1891.	1896.	1891.	1896.
Regent's-park ...	419	4,186	273	10	4,134	380	18	36,590	37,341	17,439	17,938	19,151	19,403
Tottenham-court	144	2,334	322	18	2,132	386	9	26,321	26,757	12,605	12,907	13,716	13,850
Gray's-inn-lane..	154	2,720	162	7	2,725	189	4	27,455	29,426	13,332	14,673	14,123	14,753
Somers-town ...	181	2,942	232	3	2,628	182	3	32,829	32,161	16,247	15,866	16,582	16,295
Camden-town ...	170	1,477	86	9	1,482	151	3	15,419	16,669	7,340	7,991	8,079	8,678
Kentish-town ...	1,604	10,784	404	44	10,983	428	10	95,765	98,410	46,397	47,538	49,368	50,872
St. Pancras ...	2,672	24,443	1,479	91	24,084	1,716	47	234,379	240,764	113,360	116,913	121,019	123,851

From the above table it appears that the population is by no means uniformly distributed among the several sub-districts. Indeed St. Pancras, which has a density of 90 persons to the acre, will be found to include sub-districts varying in density from 61 to 191 persons to the acre. The largest sub-district, Kentish-town, is the least densely populated. Regent's-park has 90 persons per acre, Camden-town 98 persons per acre, and the three remaining sub-districts are much more densely populated, Somers-town having 178, Tottenham-court 186, and Gray's-inn-lane 191 persons to the acre.

The population of five sub-districts (*i.e.*, of all the sub-districts save Somers-town) will be seen to have increased in 1896 as compared with 1891. A comparison made between the censuses of 1881 and 1896 shows, on the other hand, diminution in every sub-district except Kentish-town, the increase in Kentish-town being, however, sufficient to more than counterbalance the diminution in all the other sub-districts, and to leave a total increase for the parish of 4,506 persons.

Some indication of the character of the population in the sub-districts may be obtained by study of the figures obtained at the 1891 census, showing the manner of occupation of tenements of less than five rooms. The census return shows that 14·6 per cent. of the population was housed in single-room tenements, and taking the census definition of overcrowding, *i.e.*, the occupation of a room by more than two persons, 8·6 per cent. of the total population was living in single rooms under conditions of overcrowding. In two-room tenements 25·9 per cent. of the population was accommodated, 13·15 per cent. under conditions of overcrowding. In three-room tenements the corresponding figures are 16·1 per cent. and 4·87 per cent., and in four-room tenements 9·8 per cent., and 1·49 per cent. Thus, in the whole group of tenements of less than five rooms, 66·4 per cent., just about two-thirds of the total population, was housed, and 27·62 per cent., or more than one-quarter of the population was found to be living in tenements of less than five rooms under conditions of overcrowding, using this term in the sense already defined. The corresponding percentages deduced from the figures relating to London as a whole are 55·5 per cent. and 19·7 per cent. Hence the percentage of the population of St. Pancras* living in tenements of less than five rooms is considerably higher than in London as a whole, while the percentage of the population living in such tenements under conditions of "overcrowding" is as compared with the corresponding percentage for London nearly in the proportion of three to two. Indeed it will be found that this St. Pancras percentage of "overcrowding" is greater than that which obtains in any district in north or west London, and, with the exception of the crowded districts of St. Saviour, St. Olave and St. George-the-Martyr, Southwark, greater than that of any sanitary district in south London, and only therefore, with the exceptions referred to, exceeded in central and east London,

Considerable interest attaches to the question as to the extent to which the figures for St. Pancras as a whole are followed in the case of the six sub-districts.

The particulars as to sub-districts are not given in the census return but the figures have been obtained by the kindness of Dr. Tatham, superintendent of statistics of the General Register Office, moreover, I find that they have already been analysed by Dr. Sykes, in his annual report for 1897. (*vide* pages 55 and 56.)

From one of Dr. Sykes' tables the following particulars have been taken—

Registration sub-district.	Population.	One-room tenements.		Two-room tenements.		Three-room tenements.		Four-room tenements.		Percentage of population living in over-crowded tenements of less than five rooms.
		Number of occupiers of over-crowded tene-ments.	Percentage of total population in over-crowded tenements.	Number of occupiers of over-crowded tene-ments.	Percentage of total population in over-crowded tenements.	Number of occupiers of over-crowded tene-ments.	Percen-tage of total population in over-crowded tenements.	Number of occu-piers of over-crowded tene-ments.	Percen-tage of total population in over-crowded tenements.	
Regent's-park ...	36,590	2,370	6·48	4,750	12·98	1,334	3·65	465	1·27	24·38
Tottenham-court	26,321	3,692	14·03	3,530	13·42	925	3·51	152	·58	31·54
Gray's-inn-lane	27,455	3,035	11·05	3,509	12·78	966	3·52	300	1·09	28·44
Somers-town ...	32,829	4,328	13·18	7,187	21·89	2,142	6·53	612	1·86	43·46
Camden-town ...	15,419	731	4·74	1,623	10·52	816	5·29	314	2·04	22·59
Kentish-town ...	95,765	4,842	5·06	10,218	10·67	5,231	5·46	1,658	1·73	22·92
St. Pancras ...	234,379	18,998	8·11	30,817	13·15	11,414	4·87	3,501	1·49	27·62

It will be seen that in the three sub-districts of Tottenham-court, Gray's-inn-lane and Somers-town, the percentages of the populations living under conditions of "overcrowding" are higher than those in the district as a whole, while in the other three sub-districts these percentages are lower than in St. Pancras. Thus, unfavourable as is the position St. Pancras assumes when compared with other London sanitary districts, in respect to this question of overcrowding, a considerably more unfavourable position is seen to be taken if the population of these three sub-districts is submitted to a similar comparison. In thus treating these three sub-districts as an aggregate, the total population dealt with is 86,605, a population larger than that of many entire sanitary districts. The case of the sub-district of Somers-town is particularly exceptional, in this area with its population of 32,829 persons the figures as to "overcrowding" are only exceeded in the case of two London sanitary districts, St. Luke and Whitechapel.

In an address read before the Statistical Society, Mr. Charles Booth gave the results of an inquiry based on the 1891 census, and showed how London districts could be classified in the order in

* It may be noted that St. Pancras contains a larger population living in one and two-roomed dwellings than any other London sanitary district.

which they stand when tested in various ways in connection with poverty. In the result St. Pancras is found to stand 11th on a list of 27 districts. In Mr. Booth's work on the Life and Labour of the People, the figures relating to poverty in divisions of London each containing some 30,000 inhabitants are given, and much information as to the degree of poverty and the manner of occupation of different parts of St. Pancras is thus rendered available.

On distinguishing between the two classes of population which Mr. Booth found to be living "in poverty" and living "in comfort," the percentage of the former in St. Pancras is found to be 30·4 as compared with 30·7 for all London; the corresponding percentages for St. Pancras and London of those living "in comfort" being 69·6 and 69·3. In particular divisions of St. Pancras the percentage of poverty is much higher than that recorded for the entire parish. Thus in a block which includes that part of Highgate New-town which is situated in St. Pancras, the percentage is 48·7. In a block bounded on the south by Prince of Wales-road there is 38·7, and in an adjoining block which includes Haverstock-hill station 41·3 per cent. of poverty. In three of the four blocks included by Mr. Booth in "Somers-town" the percentages are high, 35·9, 42·8 and (in the area bounded by Ossulston-street, Aldenham-street, Seymour-street and Euston-road), 60·3. Again in two of the four blocks included in the division "Gray's-inn-road," the percentages of poverty are given as 45·3 and 49·8.

The following table, giving birth rates, death rates and deaths under one year per 1,000 births, has been prepared from Dr. Sykes' annual reports.*

	Birth rate.			Death rate.			Deaths under one year per 1,000 births.		
	1895.	1896.	1897.	1895.	1896.	1897.	1895.	1896.	1897.
Regent's-park ...	28·3	27·5	26·9	19·0	18·1	17·6	171·7	165·0	153·2
Tottenham-court ...	26·4	24·7	24·1	20·0	17·0	18·1	175·0	170·7	199·5
Gray's-inn-lane ...	33·7	28·4	29·4	23·7	20·9	21·4	221·5	172·8	215·4
Somers-town	33·1	32·2	32·3	24·1	22·2	22·8	181·3	201·6	197·7
Camden-town ...	33·7	30·0	31·7	24·1	18·9	20·9	184·0	190·1	148·3
Kentish-town ...	30·3	29·6	28·8	18·8	16·7	16·5	156·0	152·5	150·9
St. Pancras	30·0	29·0	28·9	20·3	18·3	18·7	174·3	168·3	168·9

The variations shown in the above table, on comparing the sub-districts one with another, are considerable. As regards death rates it will be found on taking the average of the three years that the position occupied by Somers-town is the most unfavourable, Gray's-inn-lane coming next in order and then Camden-town. In the order of diminishing rates Tottenham-court and Regent's-park follow next, while Kentish-town is the sub-district with the lowest death rate. If the "deaths under one year per 1,000 births" be similarly considered the order of the sub-districts, beginning with that with the highest rate, will be found to be Gray's-inn-lane, Somers-town, Tottenham-court, Camden-town, Regent's-park, Kentish-town. The position taken up by the sub-districts agrees fairly well with the order assumed by them when the overcrowding figures already referred to are considered. On a summary view of the several tests applied, Somers-town and Gray's-inn-lane stand in marked contrast with Regent's-park and Kentish-town, while Tottenham-court and Camden-town occupy an intermediate position. The figures for Somers Town and Gray's-inn-lane must be regarded as eminently unsatisfactory, those for Tottenham-court and Camden-town as somewhat less unsatisfactory, while those of Kentish-town and Regent's-park do not compare favourably with the figures furnished during the years under consideration by several entire sanitary districts included within the County of London.

Sanitary circumstances.

I have recently inspected some 800 sets of premises in St. Pancras, 633 of these being dwelling houses occupied for the most part by persons belonging to the working class. Sixty-six of the latter were inspected in connection with the scheme under the Housing of the Working Classes Act now being carried out in Somers-town by the Council. The remaining 567 houses were distributed over the whole parish, and defects of one kind or another were found in 397, or 70 per cent. of them. This is a higher percentage than I have hitherto found as the result of inspecting an entire sanitary district, but it is not quite so high as the percentage obtained in an inspection of a portion of Plumstead (the Reidhaven-road district) made at the beginning of this year.

The following defective conditions were noted in St. Pancras—

Dampness of walls of rooms in 16 instances; dirty condition of rooms in 191 instances; conditions of dilapidation in 110 instances; defective yard paving in 36 instances; defective roofs in 17 instances; defective traps in yards and cellars in 39 instances; defective sink waste pipes in four instances; defective rain-water pipes in 16 instances; eaves guttering absent or defective in five instances. Eighteen water-closets were found to be "choked"; 15 water-closet pans were cracked or broken; in 44 cases the flushing apparatus was out of order; 54 water-closet pans were found in a foul condition; in 10 instances the flush of water was specially noted as inadequate; and in six instances the seat of the closet was broken.

In no fewer than 72 instances the entire absence of a dust receptacle or the broken or defective condition of the receptacle provided was noted, and an undue accumulation of house refuse was found at as many as 54 houses.

* The populations used in calculating these rates differ slightly from those used in the table on page 4, the main difference being that correction has been made by Dr. Sykes for extra-parochial institutions.

As regards overcrowding (using this word to include cases in which there was found to be less than 300 cubic feet per person in rooms used exclusively as sleeping rooms and less than 400 cubic feet per person in rooms not used exclusively as sleeping rooms, two children under 10 being reckoned as an adult), this condition was found in no less than 179 instances.*

It remains to be added that I found a large number of illegally occupied underground rooms during the course of my inspection.

The results obtained in St. Pancras will be better appreciated by comparing them with those obtained in other sanitary districts in which inquiry of a similar character to that just completed has been made. In should be borne in mind that Whitechapel and Mile End Old Town were inspected in 1894 and Lambeth in 1895—

	Total number of houses visited.	Percentage of houses in which defects were found to exist.	Number of instances per 100 houses visited in which defective roofs, yard paving, water-closets, traps, or rain-water pipes were found.	Number of instances per 100 houses visited in which there was no receptacle or a defective receptacle for dust or in which an undue accumulation of dust was found to exist on the premises.	Number of instances per 100 houses visited in which dirty conditions or dilapidated conditions, other than those already specified, were found.	Number of instances of overcrowding per 100 houses visited.
Mile End Old Town...	507	32	24	5	10	2
Whitechapel... ...	497	58	61	5	34	9
Lambeth	796	65	36	19	29	26
St. Pancras	567	70	47	22	53	31

It will be seen how unfavourable is the position taken by St. Pancras, more particularly as regards the groups of defective conditions dealt with in the three last columns above. Undoubtedly the most serious fact brought out as the result of my inquiry is the remarkable prevalence of overcrowding, 31 cases of overcrowding being noted in every 100 houses visited. Hardly less serious is the fact that 51 houses out of every 100 were found to be in a markedly dirty or dilapidated condition. It may be added that 48 of the houses visited, or about one in every 12, were in such a state that they can only be described as infested with vermin.

The distribution of dirty, dilapidated and overcrowded houses.—Cases of overcrowding were encountered with greater frequency in some parts of the parish than in others, but in no one of the districts allotted to the eight district sanitary inspectors, was there a less amount of overcrowding than was found in 1894 in the east-end districts, Whitechapel and Mile End Old Town. While the overcrowding in St. Pancras is thus widely diffused it especially affects, as it does elsewhere in London, particular streets, and in these streets it is usually found with greater frequency in certain groups of houses, all the houses of each of these groups being generally found to be in a common ownership. Such groups of houses in addition to being overcrowded are almost invariably dilapidated and extremely dirty.

In an inquiry such as that I have made in St. Pancras, it has not been possible, owing to the large extent of ground to be covered, to inspect in detail any large number of the groups of houses of the kind now in question. In dealing with a limited area in Plumstead early in the present year I was able to collect the facts concerning nine groups of houses of the character referred to and to show how marked was the contrast between these houses and other neighbouring houses similarly circumstanced save as regards ownership. In St. Pancras I found reasons for concluding that a large number of similar groups existed, but I was only able to examine a few of them in any detail. Two striking examples may be cited.

Eighteen houses in a particular ownership were visited in which, according to the statements as to living and sleeping arrangements made by the tenants, there were 32 overcrowded rooms. All the houses were in a more or less dirty and dilapidated condition, and many sanitary defects existed in them. None of these houses were on the register of houses let in lodgings, although 15 of them were occupied by members of more than one family.

Again, particulars collected concerning 11 houses in a particular ownership, show that there were 19 overcrowded rooms in these houses. The property was in an exceedingly dilapidated and dirty condition. All the houses were occupied by members of more than one family, but none of them were on the register of houses let in lodgings.

A number of houses on the opposite side of the street to the group of houses first referred to were found, whilst exhibiting defects, to be in better condition, and to present far less overcrowding than the 18 houses with 32 overcrowded rooms, yet save for the fact of difference of ownership there was no obvious reason why one side of the street should be better than the other. Again, the 11 houses with 19 overcrowded rooms presented an amount of overcrowding and were dirty and dilapidated to an extent exceptional as compared with other houses in their neighbourhood.

In most instances, where the existence of similar groups was ascertained, I have only noted the facts with regard to a few houses in the group; these, however, may be regarded as typical of the group generally.

* It should be noted that in the provision of the by-laws relating to houses let in lodgings, made by the St. Pancras Vestry, which deals with cubic space requirements, no special mention is made of children, and as is desirable the full amount of cubic space is thus required for them. With a view, however, to enabling comparison to be made between St. Pancras and other districts, the definition of overcrowding given above has been taken as a working basis. It is the one actually adopted in the majority of London districts, and in most of those other districts in which it is not precisely followed the differences are not of such a character as to greatly affect the results.

Some specimens may be quoted—consideration being limited to cases in which the contrast between the condition of the group of houses and that of adjoining property was marked.

A. A few particulars ascertained as to two houses belonging to a group of six houses—

(*a*) Two cases of overcrowding here. The water-closet pan is foul, its flushing apparatus defective; the dust receptacle is dilapidated; patches of plaster have come off the walls of the washhouse and of the staircase; the first-floor rooms present abundant evidence of the presence of bugs.

(*b*) One case of overcrowding. Defective yard paving; guttering defective over washhouse; water-closet pan foul; dust-bin dilapidated; staircase and rooms very dirty; roof defective.

B. Five houses belonging to another group presented similar conditions of dilapidation to those above described, and four of the houses were infested with vermin. Three cases of overcrowding were noted in these houses.

C. Details ascertained as to three houses belonging to another group—

(*a*) Two cases of overcrowding in this house. The ground floor rooms are very dilapidated and dirty; the upper rooms dilapidated and infested with vermin; there are two water-closets, one is choked.

(*b*) Two cases of overcrowding. Nothing has been done in the way of cleansing or repairs, so it is said, to the second floor back, which is infested with bugs, for four years.

(*c*) Two cases of overcrowding. Rooms dirty and dilapidated. For one of the attics a rent of 4s. a week is said to be paid, yet the characteristic accumulations found in rooms infested with bugs have attained to such a size as to indicate that they must have remained undisturbed for a prolonged period of time.

In Plumstead, where it was practicable to pursue this question of the grouping of dirty and overcrowded houses in detail it was found that among houses presenting similar outward characteristics, those in about half the total number of ownerships were not overcrowded at all, while the bulk of the overcrowding occurred in those representing about one sixth of the total number of ownerships.

In St. Pancras no systematic attempt to maintain a reasonable standard of house accommodation in so far as cleanliness and cubic space requirements are concerned has hitherto been made. The powers of the sanitary authority are amply sufficient for this purpose in respect of houses let in lodgings or occupied by members of more than one family, and it is these houses which constitute the large majority of the houses requiring to be dealt with. Although however by-laws under section 94 of the Public Health London Act were confirmed in 1893, no machinery for putting them in force in the parish has been devised. About 150 houses in some 15 streets have been placed upon the register, but this proceeding has not been productive of very much benefit. The officers who are supposed to inspect these houses rarely find opportunity, owing to the pressing nature of their other duties, for doing so, and as a matter of fact the full benefit of the power of control afforded by the by-laws is far from being obtained even in the limited number of instances with respect to which this power has been taken. If the groups of houses in which overcrowding is rife at the present time in St. Pancras are to be adequately regulated under section 94 of the Public Health London Act, it is obvious that for the carrying out of this work alone, a considerable addition to the strength of the sanitary staff will have to be made.

Analysis of overcrowding statistics.

The unusually large number of cases of overcrowding noted in St. Pancras suggests that the material to hand may be usefully analysed with a view to ascertaining under what conditions overcrowding commonly occurs. The census figures relate to occupants of one, two, three and four room tenements, and a classification on this basis has been adopted. Further, as regards families occupying more than one room, cases in which the limits of cubic space referred to on page 7 have been exceeded on account of *misuse of space* have been distinguished from those in which overcrowding is caused by actual *insufficiency of space*. It would be of course anticipated that in some instances in which one room of a tenement comprising two or more rooms was overcrowded, it would be possible to so modify the sleeping arrangements of the family occupying the tenement as to allot to each person a larger number of cubic feet than was provided under existing conditions. Those instances in which such modification could be made as to cause the number of cubic feet per person to exceed the assigned limits have been classed as overcrowding resulting from *misuse of space*. Those instances in which this could not be done are classed as overcrowding resulting from *insufficiency of space*. The following table gives the particulars above referred to—

Overcrowding in St. Pancras.

Parliamentary sub-divisions.	Total houses visited.	Total cases of over-crowding.	Number of cases of over-crowding per 100 houses visited.	Cases in which overcrowding resulted from misuse of space. Families occupying				Cases in which overcrowding resulted from insufficiency of space. Families occupying			
				1 room.	2 rooms.	3 rooms.	4 or more rooms.	1 room.	2 rooms.	3 rooms.	4 or more rooms.
N. 1, 2... ...	68	10	15	—	8	1	—	1	—	—	—
N. 3, 4, 5 ...	54	10	18	—	5	—	—	5	—	—	—
E. 1, 2, 3 ...	90	23	26	—	5	3	4*	9	1	—	—
E. 4, 5... ...	91	61	67	—	8	1*	—	44	3	2†	—
W. 1, 2 ...	54	8	15	—	5	1	1	1	—	—	—
W. 3, 4, 5 ...	79	19	24	—	10	1	—	8	—	—	—
S. 1. 2, 3 ...	71	21	30	—	5	—	—	14	1*	—	—
S. 4, 5	60	27	45	—	9	—	—	18	—	—	—
	567	179	31	—	55	7	5	100	5	2	—
				67				107			

† In each of these three-room tenements two of the rooms were overcrowded.
* In the case of a family here two rooms were found overcrowded.

The following facts deserve to be noted in connection with this table—

(*a*) In the first place it will be seen that in the case of 67 out of a total of 174 families, one or more of whose rooms were overcrowded, this overcrowding arose from misuse of space, *i.e.*, to say it permitted of abatement by mere modification of existing sleeping arrangements without involving any question of displacement of the families from the tenements occupied. This fact is deserving of consideration in connection with the statement which is sometimes made that the enforcement of by-laws dealing with overcrowding in London is rendered impracticable by reason of the large displacement of population which, so it is urged, this enforcement necessarily implies. If it be legitimate to apply the above figures to London as a whole, nearly one-third of the existing overcrowding in London could be abated without the displacement of a single family.

(*b*) Overcrowding from misuse of space is comparatively uncommon in three and four room tenements, and as regards overcrowding from insufficiency of space the three and four-room tenements may be left almost entirely out of the question.

The above table shows that 94 per cent. of the families overcrowded by reason of insufficiency of space are occupants of one-room tenements.*

According to the census return the population living in three and four-room tenements under conditions of overcrowding was about 23 per cent. of the total overcrowded St. Pancras population in tenements of less than five rooms. According to the above table only 14 out of 174 overcrowded families were living in tenements of three or more than three rooms, and when the cases in which overcrowding results from misuse of space are excluded from consideration only two families out of a total of 107 are found to be occupying tenements of more than two rooms. It needs but little reflection to make it clear that census overcrowding differs in important respects from what may be termed by-law overcrowding. The above cited results show the importance of distinguishing between the two varieties when drawing conclusions as to the effect which would be produced by the thorough enforcement of the by-laws under sec. 94 of the Public Health London Act.

Inasmuch as most mistaken views are from time to time put forward with regard to this question, it may be worth while to see what light the St. Pancras figures throw upon the matter. About 60,000 persons in St. Pancras are, according to the census return, living under conditions of overcrowding. Hence it may be objected that to enforce by-laws regulating overcrowding means providing additional accommodation for this number of persons. The argument is of course altogether fallacious. As has been seen, the difficulty in connection with insufficiency of space, in the actual working of by-laws, is practically narrowed down to the problem of how to deal with the occupants of overcrowded single-room tenements, with, more particularly in the case of exceptionally overcrowded localities, a certain number of the occupants of two-room tenements. Again, the census definition is certainly more inclusive than the by-law definition, for it would be easy to multiply instances in the case of single-room tenements of a room occupied by a man and wife and child, or even man and wife and two children, and in the case of two room tenements, of occupation by man and wife and four or even five children, in which the by-law limits were not exceeded. Having regard to these considerations, and to such light as is thrown on the matter by an estimate based on the results obtained by the actual inspection of houses in St. Pancras, it may be assumed that the number of persons at the present time living in St. Pancras under conditions in which the limits of cubic space referred to on page 7 are exceeded from *insufficiency* of accommodation falls far short of 60,000, and, indeed, probably does not exceed 10,000.

It has moreover to be remembered that if the by-laws were enforced, tenements now overcrowded would be still available for use under conditions in which the limits of the by-laws were not exceeded, and this accommodation would of course further reduce the estimate of the additional accommodation necessary, supposing the entire abolition of overcrowding were effected in St. Pancras.

Experience shows that the task of dealing with overcrowding is much facilitated by the fact that the condition is, as has already been seen, in large degree confined to certain houses and groups of houses. In the houses in question the majority of the rooms are let out in one or two-room tenements, but they are equally adapted in most instances for being divided up into two and three-room tenements. Hence in many cases by rearrangement of rooms considerably more than half the population living under conditions of overcrowding can be accommodated in such a way as to comply with the by-laws, leaving only considerably less than half the population to be housed elsewhere. It appears therefore on a review of the matter, that to entirely abolish overcrowding in St. Pancras would involve in reality a less displacement of population than was for instance entailed by the carrying out of the scheme undertaken by the Council at Boundary-street, Bethnal-green.

Underground rooms.—The number of underground rooms in St. Pancras is very large, and the majority of them do not comply with the requirements of sub-section (1) of section 96 of the Public Health London Act, 1891. Sub-section (3) of the Act extends the application of these requirements (after the expiration of six months from the commencement of the Act) to all underground rooms let or occupied separately as dwellings. The sanitary authority may however dispense with or modify certain of these requisites, provided that any requisite which was required before the passing of the Act shall not be dispensed with or modified.

The section is only exceptionally enforced in St. Pancras. There are hundreds of rooms separately occupied as dwellings in the parish in which the requirements made before the passing of the Act of 1891 are not complied with. Several streets in St. Pancras might be named in which the basement rooms do not comply, and in which a large proportion of them are admittedly separately occupied as dwellings.

* It may be noted, however, that if attention be limited to exceptionally crowded areas, the number of overcrowded two-room tenements is proportionately larger than that obtained by dealing as above with cases taken from all over a large district. Thus, 70 cases (involving 101 overcrowded rooms) of overcrowding from insufficiency of space, in houses recently acquired by the Council in connection with the Churchway area scheme, group themselves as follows—40 single-room tenements, 25 two room tenements, 2 three-room tenements, and 1 four-room tenement were found overcrowded. Both rooms in each of the 25 two-room tenements, 2 rooms in each of the three-room tenements, and 2 of the rooms of the four-room tenement were affected.

Yet in spite of these facts it appears that in 1896 only in 18, and in 1897 only in 6 cases, was the use of underground rooms let separately as dwellings discontinued at the instance of the sanitary authority.

In the absence of systematic inspection of the district it is of course impossible to adequately deal with this matter. I found in the course of my inspection that one of the underground rooms which had recently been closed by the vestry was occupied again, and I moreover found illegally occupied underground rooms in houses on the vestry's register of houses let in lodgings, houses which were nominally, therefore, subject to periodical inspection.

Workshops.—Much progress has been made in the inspection of laundries and of places in which women are employed. As regards the general inspection of factories and workshops, however, of which it is estimated there are between 2,000 and 3,000 in the parish, it transpires that the officer who is concerned with them, has much of his time taken up by the inspection of bakehouses, and is further entirely responsible for dealing with smoke nuisance and for any duties that may arise in connection with the abatement of nuisance caused by steam whistles and steam trumpets. Under these circumstances he has only been able hitherto to inspect about a quarter of the total number of factories and workshops in the parish, the workshops inspected being situated for the most part in the south division of St. Pancras, although those in Euston-road, and a few streets immediately to the north of Euston-road, have also been visited. The workshops of north, east and west St. Pancras have thus, of necessity, up to the present time been to a large extent neglected.

Slaughterhouses, cowsheds and offensive trades.—There are 23 licensed slaughterhouses, 15 licensed cowhouse premises, and two noxious trade premises in St. Pancras Most of these are in close proximity to inhabited houses. I visited a number of them and found them in fair condition as regards cleanliness and state of repair, the by-laws as a rule being complied with. In some of the slaughter-houses the only means of access is through a butcher's shop, and it may be through the passage of an adjoining dwelling-house. Several of the cowhouses too are closely hemmed in by buildings, and there is therefore special liability for nuisance to be caused, more particularly in connection with the removal of dung. The dung receptacles provided are not, moreover, all in compliance with the by-laws made under the Public Health (London) Act, 1891, regulating the construction of receptacles for dung.

The two sets of premises upon which offensive trades within the meaning of section 19 of the Public Health (London) Act, 1891, are carried on are those of a tripe-boiler and premises upon which the businesses of tallow-melting and soap-boiling are conducted.

Common lodging-houses.—There were 20 separate establishments, including 27 houses, upon the Council's register of common lodging-houses when I commenced my inspection in St. Pancras. I visited all these premises and found the regulations, generally speaking, observed. The condition, as regards cleanliness and freedom from vermin, of these houses compared on the whole favourably with that of many of the tenement houses not subject to the Common Lodging Houses Acts in the parish.

Bakehouses.— Of these there were last year 196 in St. Pancras. They are periodically inspected, and those I visited were in a clean condition, and the special provisions relating to bakehouses were carefully observed.

Insanitary areas.—Following upon representations made by Dr. Sykes with regard to three areas in St. Pancras under Part I. of the Housing of the Working Classes Act, an inquiry was instituted by the Home Secretary which was commenced in October, 1891, and resumed in February, 1893. On the 27th June, 1893, the decision of the Home Secretary was received. As regards the first of the three areas, it imposed the duty of dealing with the portion now known as the Churchway area upon the London County Council under Part I. of the Act, a smaller part of the represented area was to be dealt with by the vestry under Part II. of the Act, and a third portion lying to the east of Chalton-street was to be dealt with by the vestry under Part II. of the Act, the Council contributing one-third of the expense.

The other represented areas, the "Prospect-terrace and Derry-street area" and the "Brantome-place area" were to be dealt with by the vestry under Part II. of the Act, the Council contributing one-half the expense.

At the present time the Council is carrying out a scheme dealing with the Churchway area which includes houses in Churchway, Wellesley-street, Elizabeth-court and York-buildings, accommodating a population of rather more than 1,000 persons. The Council has already obtained possession of many of the properties, and when the site has been cleared about 568 persons are to be re-housed there.

The Vestry of St. Pancras prepared schemes for dealing with the Prospect-terrace area and the Brantome-place area. In the case of the former 581 persons were to be displaced and 140 re-housed, in that of the latter 719 persons were to be displaced and 228 persons were to be re-housed. A local inquiry was held by the Local Government Board in March, 1897, and objection was taken by the Board to the arrangements proposed with regard to re-housing, and the vestry were asked to submit proposals for the re-housing of a greater number of persons.* There is urgent need for the speedy clearance of these areas, so unsatisfactory are the conditions under which people are now living in them. It remains to note with regard to the area east of Chalton-street that a scheme for its improvement has been adopted by the vestry.

Refuse removal.—I found a considerable number of accumulations of house refuse upon the premises which I visited. Just prior, however, to the commencement of my inspection there appears to have been a break down in the vestry's arrangements, and it may be that the conditions at the time of my inspection should not be regarded as typical of those which in general obtain. Again, difficulty is still experienced with some householders who even in the height of summer prefer to retain refuse upon their premises for two or three weeks rather than allow the dustman to have regular access to the premises once a week. There are still a great many defective or dilapidated wooden dust bins in St. Pancras. The house refuse from two of the four divisions of the parish is burnt in the vestry's destructor. The working of the furnaces there is not at the present time conducted in such a way as to altogether prevent nuisance.

* The vestry has now agreed to the Local Government Board's proposal to re-house 800 of the 1,300 persons displaced from the two areas.

Canal boats.—The Regent's canal passes in its course across St. Pancras through three of the sanitary inspectors' districts, and two of the inspectors have authority to inspect canal boats. Only thirty-three inspections were made last year, and it appears that H.M. chief inspector of canal Boats has called attention in strong terms to the need of increased supervision being exercised. The amount of cubic space required in the cabins of these boats is extremely inadequate. I inspected a boat lying in the canal within the St. Pancras boundary, registered for five persons, the cabin of which had a capacity of less than 300 cubic feet.

Disinfection, &c.—The disinfecting station, situated in Cambridge-street, on the east side of St. Pancras-gardens, is supplied with a steam disinfecting apparatus in which upwards of 30,000 articles were disinfected last year. There is, moreover, a furnace for the destruction, as distinguished from the disinfection, of infected articles. A shelter for the accommodation of families during disinfection of their rooms was erected in 1893. It contains four separate rooms, each supplied with cooking apparatus, and having a bath and lavatory attached. At first sleeping accommodation was not provided, it being intended that the shelter should be used by day only. Inasmuch, however, as the process of disinfection of rooms was not completed in twenty-four hours, it was found that the absence of sleeping accommodation greatly militated against the usefulness of the shelter. Since the beginning of last year some of the rooms at the shelter have been furnished as bedrooms. During 1897 the shelter was used by 22 families.

There would be great advantage in systematically applying the process of "room disinfection" to the many vermin-infested rooms in St. Pancras. In one or two instances I found the inhabitants of such rooms attempting to destroy vermin by means of sulphur fumes. In the case of rooms requiring such treatment the efforts of the amateur are, however, of little or no avail.

Sanitary administration.

The staff of the health department includes eight inspectors, who have each a district allotted to them, and two inspectors, a man and a woman, who are deputed to inspect workshops. There are thus ten sanitary inspectors in all. The present inspectors' districts are defined by the boundaries of parliamentary sub-divisions. The four divisions (North, South, East and West St. Pancras) each have five sub-divisions. Two inspectors are allotted to each division, one of these two officers taking two sub-divisions, the other three sub-divisions of the particular division. The average number of inhabitants in a sanitary inspector's district in St. Pancras is about 30,000, the population per sanitary inspector being considerably larger than in London as a whole. It is estimated that the approximate number of houses in the several inspectors' districts varies from 2,562 in the district which includes the streets in the neighbourhood of Tottenham-court-road, to 4,568 in the district which extends on either side of Camden-road.

In view of these facts, it is not surprising to learn that the time of a St. Pancras district inspector is almost wholly taken up in the supervision of drainage work, in inspecting markets, and in making inquiry into written complaints received by the sanitary authority and concerning notified cases of infectious disease. Such time as he has had to spare he has been directed in the past to devote to house-to-house inspection, and it appears that during the years 1894-95-96-97, 23 streets, consisting of 598 houses, have been inspected house to house. This shows progress at the rate of only about 18 houses inspected per inspector per year. Over and above this question of house-to-house inspection, there are several important branches of work for the execution of which the St. Pancras staff of inspectors requires to be strengthened.

The facts as to houses let in lodgings in St. Pancras and the evils resulting from the non-enforcement of the by-laws under sec. 94 of the Public Health London Act, have already been fully discussed; a second section of the Public Health London Act, which is at present practically a dead letter in St. Pancras, is that relating to underground rooms; further, a greater power of control of workshops is required in the parish, and more attention should be devoted to the inspection of food.

Of these branches of work the first will make the greatest demand upon the resources of the health department. The number of houses especially needing to be controlled by by-laws is greater in some of the districts than in others, and notably greatest in sub-divisions 4 and 5 of the east division. It is necessarily difficult to gauge the number of houses which will ultimately require to be registered, but special power of control is at the present time urgently required with regard to some 2,000 houses, about 400 to 500 of which are situated in each of the north, west and south divisions, and a somewhat larger number in the east division, particularly in sub-divisions 4 and 5 of this division. The inspectorial work necessary for dealing with this number of houses will take up the whole time of at least four inspectors. A considerable amount of additional clerical work will moreover be entailed in carrying out the work of registration and regulation of this number of houses.

Each district inspector is charged with carrying out food inspection and duties under the Food and Drugs Act in his own district. For these duties he has practically very little time, overburdened as he is with other work. On every Saturday evening, and on the morning of every fourth Sunday, in the summer he does in fact inspect "markets;" further, he devotes such time as he can spare to observation of markets and market streets on week-days, and he is instructed on occasions to purchase samples of particular articles for analysis.

If officers with special knowledge were appointed for the purpose of inspecting food, such officers also carrying out the provisions of the Food and Drugs Act, and for dealing with smoke nuisance, at least two would be required for this purpose. For the inspection of workshops at least one additional officer is required.

I estimate therefore that for the purpose of the duties now imposed upon the Health Department at least seven additional inspectors, together with additional clerical assistance, are required, and in making this estimate I have taken into consideration that there would be economy in certain officers devoting the whole of their time to special duties over the whole district.

W. H. Hamer.
Assistant Medical Officer of Health.

Mr. Hillward (clerk) St. Pancras Guardians.

Out-relief policy.

A crowded House.

RESIGNATION OF MR. J. H. ALLEN, J.P.

At the conclusion of the Board's business, Mr J. H. Allen, J.P., vice-chairman of the Board, and chairman of the Out Relief Committee, who was accompanied by Mrs Allen, tendered his resignation of the offices owing to ill-health. He said that he would take that last opportunity of addressing the Board, and he would like to say a few words by way of farewell. He had been a member of the Guardians for 17 years continuously, and chairman of the Out-relief Committee nearly as long and had a record, he ventured to say, that had not been surpassed at that or any other Board. (Hear, hear.) He had learnt something of out-door relief in that time. There was the case of old and respectable people who from circumstances over which they had no control, had had to come on the parish. These he was glad to say were very rare, and his committee had tried to do what they could for them. Then there were widows with children, and they usually offered to take some of the children in their schools. That plan did not suit every case, but in the majority of instances it was the best plan to adopt. For working men who applied to them for assistance the only thing they could do as a rule was to offer them the House. In times of distress they sometimes gave them work in a stoneyard, or other work, but that was a great mistake, and it was far better to give them out door relief. For old people with no one to look after them the only thing to do was to force them to go into the workhouse. It was mistaken kindness to give them out-door relief. Then there was a class of people who came to them asking for 2s 6d with which to pay their rent. These should not all be rejected, but great care should be exercised, or it would get noised abroad, and they would soon be inundated with applications of a similar nature. With regard to the relieving officers, he had found them generally

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14 Nov. - J.A.

St. Pancras Guardians, Vestry Hall, Pancras Rd.

Mr. A. Hillward has been clerk to the Guardians for some years, & remembers very well Miss Collet's researches into the St. Pancras pauper records at the end of 1889. The policy of restricted out-relief was then in full force, & has been continued ever since on almost identical lines, Mr. Allen, J.P., who was largely responsible for this policy, having but just retired after being Chairman of the out-relief Committee for 15 years. An outline of his farewell speech, in wh. he instances the improvements wh. have characterised every Poor Law administration, is attached. Since 1889, out-relief has been a little further reduced, but indoor has grown by about 500. Out-relief, wh. at one time cost £600 a-week, amounts to about £120 a wk. now, as against £128 in 1889.

But the difficulty of accommodating the indoor poor continues. Miss Collet reports that at the time of her inquiries the Workhouse was being enlarged, & that meanwhile St. Anne's Home was being used temporarily. This enlargement is now completed, & St. Anne's Home has become a permanent institution for St. Pancras

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paupers, but both are over-full, & the infirmary at Highgate has very little room to spare; & this in spite of the fact that the Guardians have, within the last 10 years, spent £100,000 in additional accommodation.

The present workhouse has 2166 inmates, & is certified for 1983, but this includes an Infirmary wing for 400. The Local Govt. Bd. are not satisfied with this wing – it does not provide proper accommodation for the nurses – & they are urging the Board to enlarge their Infirmary at Highgate or build elsewhere (with a view I suppose of making the present infirmary wing a part of the ordinary workhouse).

This want of sufficient indoor room seems to have continued many years, for Mr. Allen refers to it emphatically in a report prepared in 1884, & it has admittedly handicapped the Guardians in carrying into effect their plan of restricted out-relief. Not only this, but it is losing them £2000 to £3000 a year from the Common Poor Fund. They never, apparently, can keep pace with the growing demand.

Out-relief administration.

Still, the Guardians continue to apply the "workhouse test" as far as possible, rather apparently in the hope that people will thereby be deterred from applying at all. In the case of respectable people, however, they wd. grant out-relief in preference to breaking up the homes, & do so if the relief can be supplemented in any other way, but will not entirely support. Following are the out relief arrangements:-

For the purposes of Out-Relief, the Parish is divided into North Saint Pancras and South Saint Pancras, and each division has a Central Relief Station and Dispensary. The Labour Yard is situated at the North Station, and the Casual Wards at Holmes Road, Kentish Town. A Relieving Officer and a Medical Officer is appointed for each Ward; Ward 1 is divided into two Wards, North and South, and has two Relieving Officers, but only one Medical Officer. The Relieving Officers of Wards 6 and 8 are provided with Assistants, these being the Wards most thickly populated by the poor.

Connected with the Out-Relief Department at the Casual Wards are a Superintendent, Assistant Superintendent (for the female casuals), and a Night Porter. There is a Superintendent of the Labour Yard at Bower Cottage, and a Porter at Clarendon Square Relief Station.

There are two Midwives, viz:—

Mrs. Jones, 2, Islip Street.
Mrs. Georgina E. Price, 111, Judd Street.

Applications for Relief are made to the Relieving Officers at the addresses given in the annexed table, between the hours of 9 & 10 in the Morning, and 4 & 5 in the Afternoon (9 to 11 a.m. on Saturdays); the middle hours of the day being occupied by visiting and book-keeping.

For the office accommodation provided by the Relieving Officers, an allowance is made by the Guardians.

The poor are paid weekly at the Central Relief Stations, where also the Dispensaries are situated.

The Out-Relief Committee meet each week as follows :—

First week—Monday, at the South Relief Station, 46 and 47, Clarendon Square, at 3 p.m., for Wards 4, 5, 6, 7 and 8.
(*Board week*).

The Dispensary Committee also meet at Clarendon Square, on the same day, at 2.45 p.m.

Alternate week—Monday, at the North Relief Station, Bower Cottage, 21, Leighton Road, at 3 p.m., for Wards 1 North, and 1 South, 2 and 3.

The Dispensary Committee also meet at Bower Cottage, on the same day, at 2.45 p.m.

The Out-Relief Committee meet each week as follows:—

First week—Monday, at the South Relief Station, 46 and 47, Clarendon Square, at 3 p.m., for Wards 4, 5, 6, 7 and 8.
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The Dispensary Committee also meet at Clarendon Square, on the same day, at 2.45 p.m.

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The Dispensary Committee also meet at Bower Cottage, on the same day, at 2.45 p.m.

The following are the Names of the Relieving Officers and Medical Officers, with their Addresses, Hours of Attendance, &c.

Ward and District.	Relieving Officer.	Address.	Time and Place for Paying the Poor.		Medical Officer.	Address.	Time and Place of Attendance.	
Ward 1—North (*North of the Midland Line of Railway.*)	Mr. Henry J. Wessen	~~11, Lewisham Road, Highgate, N.W.~~ Sq Lady Margaret Road	Thursday, at 11 a.m.	Bower Cottage.	Mr. R. M. Beaton	183, Kentish Town Road 7, Dartmouth Park Road	Daily, from 11 a.m. to noon	Bower Cottage.
Ward 1—South (*South of the Midland Line of Railway.*)	,, Henry H. Payton	26, Prince of Wales Road	Wednesday, at 11 a.m.					
Ward 2	,, Henry Payton	167, Prince of Wales Road	Friday, at 11 a.m.		,, L. B. Claremont	60, Haverstock Hill	,, 9 a.m. to 10 a.m.	
,, 3	,, William Wheatley	77, Patshull Road	Thursday, at 10.45 a.m.		,, Andrew Brown	1, Bartholomew Road	,, 12noon to 1 p.m.	
,, 4	,, Charles Taylor	86, Albert Street	Friday, at 11 a.m.	Clarendon Square.	,, Walter Smith	60, Regent's Park Road	Sees patients at own house	Clarendon Square.
,, 5	,, John E. Lake	42, Robert Street	Wednesday, at 11 a.m.		,, Thomas Sayer	43, Ampthill Square	,, 10 a.m. to 10.45 a.m	
,, 6	,, George J. Moon	Clarendon Square Relief Station, or 28, Charrington Street	,, 9.30 ,,		,, John Thompson	70, Oakley Square	,, 11.15 a.m	
,, 7	,, A. Lock	7, Gower Place	Friday, at 12 noon		,, Thomas C. Murphy	~~6, Francis Street~~ 52 Huntley Street	,, 10.45 to 11.15 a.m	
,, 8	,, John Wright	19, Harrison Street, or 37, Argyle Square	Thursday, at 11.30 a.m.		,, Sydney Lloyd Smith.	25, Argyle Square, W.C.	,, 9 a.m. to 10 a.m.	

Mr. Taylor, the Relieving Officer for Ward 4, has to make all enquiries respecting the means of widows and other relatives of children at the Leavesden Schools, and upon all non-resident cases, servants and apprentices, and undertakes generally the miscellaneous visiting work of the Out-Relief Department.

The Dispenser attends at Bower Cottage (Wards 1, 2, & 3) and Clarendon Square (Wards 4, 5, 6, 7, & 8) every day (Sunday excepted) from 9 a.m. to 5 p.m.

Medical Relief.

Classification.

Able-bodied.

Children.

Want of rooms seems also to affect the practice as to outdoor medical relief, for, contrary to the custom in "careful" unions generally, the Guardians allow nourishments to be prescribed out-of-doors, & a good deal of meat, &c., is given. They, however, draw the line at stimulants, & this, Mr. M. thinks, drives some of the patients into the hospitals, of wh. there are several in the parish - no doubt to the relief of the infirmary.

An attempt is made to classify the indoor poor by sending the best of them to St. Anne's Home, Streatham, but it is very imperfectly done as yet.

The old people indoors are well looked after in every way.

For the able-bodied & refractory - a very small number - there is corn-grinding & stone breaking, & occasionally imprisonment. The practice of sending to Kensington has been abandoned, & the S.A. colony has not been tried.

The following statistics of children at the parish schools at Leavesden are taken from the

last annual report of the schools. This report shows that the general tone of the schools is very good, that much is being done for the children, & that what the Guardians chiefly desire is to be allowed to go on their way unperturbed by Royal Commissions, &c.

At the commencement of the year, March 29th, 1896, there were resident in the Schools—

Boys, 7 to 14	299	
Girls, 7 to 14	220	
Infants, 2 to 7	134	
Total ..	653	
ADMITTED during the year	400	
		1053
DISCHARGED—		
To relations, under Master's orders ..	203	
To relations, under Out-Relief Committee's orders	89	
To situations—Girls, 26; Boys, 4 ..	30	
Boarded out	3	
Emigrated to Canada	20	
Other Institutions..	21	
To Training Ship "Exmouth" ..	15	
Removal to places of settlement ..	19	
To Convalescent Home, Margate ..	42	
		442
		611
Numbers now in Schools—		
Boys, 7 to 14	252	
Girls, 7 to 14	200	
Infants, 2 to 7	159	
		611

The average number maintained during the year has been 627.

Boarding out.

ST. PANCRAS.

Mr. Nathan Robinson, L.C.C. (chairman) presided on the 23rd December. On the motion of the Very Rev. Arthur Peile, M.A., a sub-committee, consisting of the chairman and vice-chairman of the Workhouse Visiting Committee, Miss Lidgett, Mrs. Katharine Parr, and Mr. G. F. Sheppard, J.P., were appointed to inquire into and report on the dietary tables now in force. Mr. F. G. Baker, chairman of the St. Anne's Home for Aged Men at Streatham, reported that there were 459 men in the Home of ages ranging from 60 to 81. Of the total, 283 were employed in various kinds of light work, including 75 at voluntary wood-chopping. It was resolved, on the motion of Mr. Purchese, to borrow £2,000 for the purpose of converting the coachouse and stables at Leavesden Schools into probationary wards; to improve the drainage system; and to erect fire-escape staircases at that institution. A discussion, characterised by considerable heat, arose on an application to the Out-Relief Committee from the mother of a girl named Ellen Lane, who was boarded out at the Dudley-Stuart Home, Highgate, for leave that the girl in question might spend three days with her during the Christmas holidays. The Committee had unanimously reported in favour of the application, and this action Mr. Purchese, the chairman of the Committee, sought to have confirmed. He explained that Miss Poole, the matron of the Home was opposed to allowing the girl out, but he would ask the Board to decline to be bound by a code of regulations in the preparation of which they had no part. The mother of the girl was a most respectable woman, and it would be very hard if she could not have her child with her for the holidays. He moved that the mother's application be granted. Mr. Hawkin seconded the motion, which was opposed by Miss Lidgett and Mr. Challen on the ground that they could not interfere with the discipline of institutions on the co-operation of which the Guardians had frequently to depend. Miss Millward (Clerk) intimated that the hon. sec. of the Home had called on him and stated various objections to the Board confirming the recommendation. Mr. Baker said the committee had no authority to pledge the Board. Mr. Purchese warmly retorted that those opposing the motion, and especially Miss Lidgett and Mr. Baker were guilty of harsh and cruel conduct, and he hoped the public would know of it. Mr. Baker hoped the Board would not be unwise enough to interfere with the internal management of another institution. The motion was rejected by sixteen votes to four, the minority being Mr. Purchese, Mrs. Idris, Mr. Hawkin, and Mrs. Katherine Parr. Mr. Daunton and Mr. Sheppard, J.P., did not vote.

18

A Result of modern Solicitude
The Poor Law losing its terrors.

Millward – S. Pancras Guardians

The Guardians are now trying to establish interim schools in or near the parish for the class of floating children who are frequently in & out of the Workhouse. Very inconvenient to send these to Leavesden, where there are 3 quarantine wards, thro' each of wh. a child has to pass before admission to the body of the school.

102 children are boarded out – a decrease on former numbers. The plan is successful on a limited scale, but for various reasons cannot become general. Only orphans or deserted children can be thus dealt with. The boarding out committee often have to ask the Guardians to assist in getting situations for these children, Mrs. M. said, but he did not say this was because of any inferiority of training, but because the Guardians had many facilities for getting children placed wh. the Committees had not.

Mrs. M. thinks that the effect of modern public solicitude for the children has been to make parents more desirous of shirking their responsibilities.

The glowing accounts in the cheap newspapers of the way in wh. the "children of the State" (so it is fashionable to call them) are looked after, has, he thinks, led parents to lose their sense of shame at their children being kept by the Guardians. At any rate, there is a tendency to let them go more easily, & the number of deserted children is steadily growing & becoming a great trouble.

Children also, he notes, let their aged parents come into the "home" more easily, & in turn do not feel so squeamish themselves about it. In short, the Poor Law is losing its terrors.

It had not, however, occurred to Mr. M. that the parish was fast deteriorating socially, & that herein might lie the cause of the growing difficulties of the Guardians. Also, that the policy of the Guardians in always taking the children of widows in preference to relieving in any other way might tend in the same direction, as likewise the usual pressure on the old to "Come into the Home. You'll be much more comfortable & better taken care of."

The Visiting Committee

Co-operation with C.O.S., &c.

Documents.

The poor in the House are under charge of a Workhouse Visiting Committee, wh. goes into all new cases very carefully. The R.O's attend the meetings of this Committee, & report any further particulars wh. may come to their knowledge after the date of their first report on any case.

There are 9 r.o.'s – a good set of men, & all experienced officials.

The Board co-operates with the C.O.S. & other charitable societies, & a number of cases are dealt with by voluntary institutions, sometimes with, & sometimes without, payment by the Board.

Papers obtained:

Report on new system of relief (1884)
" " schools (1896-7)
Agenda & return of pauperism (week ending Oct. 29. 98),
Reward bill for arrest of parents (40) who have deserted their children.
Statement of receipts & expenditure year ending Mar. '96

Cost of Administration.

18

ST. PANCRAS.

The last meeting of the old Board was held on Thursday, under the presidency of the chairman, Mr. Nathan Robinson, L.C.C. The Chairman directed attention to the serious financial position of the Guardians, which necessitated that very day a visit by himself and Mr. Millward, the clerk, to the offices of the Local Government Board, and afterwards to their bankers with a view to arrange an overdraft. The argument of the Local Government Board official who was seen—and he certainly agreed with it—was that their somewhat humiliating position arose from their custom of making their estimates too low, and until that state of things was altered they would be in a position with regard to money that the Guardians of a large and wealthy parish should not occupy. Mr. Daunton, chairman of the Finance Committee, said the estimates for the ensuing half-year contained provision for a reserve of £5,000, part of the £9,000 arising from the sale of the Margate Convalescent Home to the Metropolitan Asylums Board. It was decided to leave the matter to the adjustment of the Finance Committee of the incoming Board. Mr. Millward submitted an interesting return showing that out of a register of 27,241 persons, 5,643 had voted in the recent elections for Guardians, which was 21 per cent. of the total competent to vote. The election had cost the ratepayers £313 15s. 10d. In Ward 5 (Regent's Park) out of a total of 3,424 electors only 219 rendered their votes. Votes of thanks to the chairman, the chairmen and vice-chairmen of the various committees, to Mr. Millward and the office staff, were unanimously accorded.

Personal.

Millward - S. Pancras Guardians

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The last-named document shows a total expenditure of £180,000, summarised as under:-

STATEMENT showing the proportion in a £ on account of each Department of Expenditure.

Department of Expenditure.	Amount Expended.			Proportion in a £.	
	£	s.	d.	s.	d.
IN MAINTENANCE	47281	10	4	5	2¾
OUT-RELIEF (including NON-RESIDENT POOR)	7749	10	6½	0	10¼
LUNATICS, MAINTENANCE, &c., of	22493	7	9½	2	5¾
CERTIFIED SCHOOLS, HOSPITALS, and BOARDED-OUT...	6444	13	3	0	8½
CONTRIBUTIONS to METROPOLITAN ASYLUMS BOARD	31795	10	11	3	6¼
VACCINATION and REGISTRATION EXPENSES	1461	8	0	0	2
LOANS REPAID and INTEREST thereon	16758	19	3	1	10¼
SALARIES, RATIONS and UNIFORMS	26778	15	0	2	11½
BUILDING and REPAIRS	2477	1	6	0	3¼
All other Expenses, including FURNITURE, RENTS, PRINTING, &c.	17655	2	11	1	11½
Total £	180895	19	6	20	0

The average number of poor maintained in this year was 7282, of whom 1997 were in the workhouse, 439 in St. Anne's Home, 472 in infirmary, 639 in the schools, 140 children boarded out, about 1450 were insane, 500 in other institutions, & 1642 receiving out-relief.

Mr. Millward is a man of florid complexion, with a short, stiff moustache, turning grey like his hair; otherwise clean shaven. He seemed intelligent & thoughtful, expressed

his opinions with extreme mildness, & had a preoccupied manner. Our talk was anything but systematic, & was several times interrupted. A very nice fellow, but I expected more from him, particularly as to the general condition of the parish. The attached cutting gives an idea of the character of the man! –

PROPOSED GRATUITY TO THE CLERK.

It will be remembered that the Board decided to increase the salary of their clerk by £75 per annum, on the ground, *inter alia*, that he had for some years past, during the building of the workhouse, and the law proceedings arising therefrom, performed a great deal of extra work. To that proposal the Local Government Board objected, but agreed to grant an additional £50 per annum, and suggested that the extra services Mr Millward had rendered would be best recompensed by a gratuity. This matter was referred to the Finance Committee of the Board, who now reported, with respect to the question, that inasmuch as the committee had had regard to the extra services rendered by the clerk when they decided to increase his salary, they could not see their way to recommend any separate payment for his services. — Mr Paul thought that they ought to make a gratuity to Mr Millward, since, by the action of the Local Government Board, his salary had been reduced by £25 per annum, and he suggested 100 guineas as a proper amount. — Miss Lidgett seconded the proposal, alluding to the uniform courtesy and great ability their clerk had brought to bear on his duties. — Mr Baker was of opinion that they ought to adhere to their decision to increase the salary by £75. He did not like the idea of caving in to the Local Government Board on such a matter. — Mr Purchese did not see why Mr Millward should receive 100 guineas, and by making the proposition Mr Paul showed that he did not know the ropes of the Local Government Board. In his opinion both they and the Guardians had shown that they recognised Mr Millward's work by increasing his salary, which was a far better mode than by giving a gratuity.—Mr Millward interposed in the discussion, and said that the fact that the Board, during the whole rather tedious argument with the Local Government Board, had expressed appreciation of his services, was much more important than the mere increase of money. It would, therefore, be a proper act on his part to thank the Board for their expressions of satisfaction and increase of salary, and to withdraw any claim to further consideration.—Mr Paul said that after that honourable speech from the clerk nothing remained for him to do but to withdraw his motion, but he must point out to Mr Purchese and the Board that the Local Government Board had expressed themselves quite willing to grant both the increase and the gratuity.—

St. Pancras Guardian
Sept. 16. 98

Sanitary condition of St. Pancras

Home Gov
18/21
3

INSANITARY (?) ST. PANCRAS.

At the meeting of the Vestry on Wednesday, the Health Committee brought up a special report on the recent communication from the County Council on the sanitary condition and administration of the parish. In March last the Vestry refused to appoint two additional inspectors, although recommended to do so by their Health Committee, and the County Council therefore decided that Dr. Hamer should make inquiry in the district with a view to determining what its requirements were. This the doctor has done and submitted a report giving the location, size, divisions and history of the parish. He goes on to add figures as to its census and rateable value, showing that in 1871 there were 221,465 people in 25,376 houses, while in 1896 there were 240,764 in 25,800 houses. Although the parish is almost covered with streets and buildings, it must not be assumed, he says, that the maximum extent of crowding of buildings upon area has been attained, because the open space about buildings is now being curtailed in numbers of instances, and it is likely that the process will continue in active operation. The death rates of St. Pancras are 21·4, 19·4 and 20 in 1895-6-7, compared with 20·8, 19·3 and 18·9 in the same years in the whole of London. The report points out that the parish which has a density of 90 persons to the acre, includes subdistricts varying in density from 61 to 191 persons to the acre, and it deduces that the percentage of the population living in tenements of less than five rooms is considerably higher than in London as a whole, while the percentage living under conditions of "overcrowding" is nearly in the proportion of three to two for the whole of London, while it contains a larger population living in one and two-roomed dwellings than any other London sanitary district. Dr. Hamer quotes Mr Charles Booth's "Life and Labour of the People," as an authority, that 30·4 of the population in St. Pancras are living in "poverty," compared with 30·7 for all London. Coming to the results of his own inspection, the doctor finds that out of the 800 sets of premises he inspected, 633 were occupied by the working classes. Sixty-four were inspected in connection with the scheme for

THE RE-HOUSING OF THE WORKING CLASSES

in Somers Town, and the other 567 were distributed all over the parish, and defects were found in 397, or 70 per cent. of them. These were some of the defective conditions noted: Damp walls of rooms, 16; dirty rooms, 191; dilapidation, 110; defective yard paving, 36; defective roofs, 17; defective traps, 39; water closets choked, 18; pans cracked, 15; flushing apparatus out of order, 44; pans dirty, 54; seat of closet broken, 6; no dust receptacle, 72; and an undue accumulation of house refuse "was found at as many as 54 houses." As regards overcrowding (using this word to include cases in which there was found to be less than 300 cubic feet per person in rooms used exclusively as sleeping rooms, and less than 400 cubic feet in rooms not used exclusively as sleeping rooms, two children under 10 being reckoned as an adult), this condition was found in no less than 179 instances. He also found a large number of illegally occupied underground rooms during the course of his inspection. The only words of commendation observable in the report referred to the common lodging houses and the baking houses, the latter being periodically inspected, and those I visited were in a clean condition, and the special provisions relating to bakehouses were carefully observed." In conclusion, Dr Hamer estimates that for the purpose of the duties now imposed on the Health Department, at least seven additional inspectors, together with additional clerical assistance, are required, and in making this estimate he has taken into consideration that there will be economy in certain officers devoting the whole of their time to special duties over the whole district. —Mr E. M. Close, who gave evidence of the painfully heavy duties imposed upon him in moving that the above report be received, said there were two questions had occurred to him when he received it, and the first was, who did it? In 1896 the County Council instructed one of their medical officers to report on the whole of the districts in London, and in September, 1897, a report was presented to the Council and forwarded to that Vestry shortly afterwards. The Health Committee and the Medical Officer of the borough considered whether they could not get more work out of their inspectors so that the great evils pointed out might be remedied. They found they could not do so, and they brought up a recommendation to appoint two more inspectors. That was defeated owing to the half-hearted way the members of the Health Committee supported their recommendations in the Vestry. The next that occurred to him was

IS ST. PANCRAS AN INSANITARY PARISH?

He thought it compared favourably with other districts in London. For instance the death rate which in London was 18.2 was 18.7 for St. Pancras. It was found that the death rate followed very much the over crowding, and some districts of St. Pancras were densely populated, and compared unfavourably with the whole of London, which was 56 to the acre. Though there was a great deal of overcrowding he thought there was no cause for panic. In 25 years the houses had increased in number by 424, while the population had risen by nearly 20,000, and it was a fact that the people must go somewhere. Young people earning 25s per week got married and went into two rooms at 6s per week, and as years went on they found their responsibilities and their expenditure increased out of all proportion to their wages, and they could not afford to pay more for their accommodation. That class was attracted to St. Pancras because they had not a sufficient number of inspectors there. They had been standing idle, and had been taking the surplus population of Islington, Marylebone, and adjoining parishes into their already over crowded houses. Yet they could get 97 per cent. of their rates without very much trouble, and he thought that the people who thus so faithfully paid their rates deserved some consideration. He concluded by saying that the health department had appointed a special committee to see whether some economy could not be effected in the supervision of the work. (Hear, hear.) The whole question came to be whether they would recognise the power of the County Council in the matter..—Mr Barnes moved as an amendment that the report do not be received, but that it be referred to a special committee of twelve, six of whom to be not members of the Health Committee, with the chairman of the Vestry, and that the Vestry Clerk be clerk to the committee. He wanted the report examined in an impartial manner without too much reference to the Health Committee. That body in March last came before them, asking that two additional inspectors be appointed, now they were told they must have no less than seven full-blown officers, with additional clerical assistance. (Laughter.) There was, in his opinion, no reason whatever for the increase. First they bring forward Dr Murphy, lately medical officer in their parish, and then Dr Hamer's precious report was

brought before them. He supposed they had read it. He had done so three times. There were 19 pages, containing 76 paragraphs, and out of that 76 there were some very pretty ones detailing

THE ANCIENT HISTORY OF THE BOROUGH.

Statistics of population, boundaries and so forth that no doubt made very interesting reading for the County Council, but was not anything new to them. There were many things in the report the supposed author did not get for himself, but they must have been supplied to him by some of their own men. Coming to what he had done for himself, Dr Hamer had made 800 inspections of premises. He supposed they must be thankful he had inspected such a number, which was about three per cent. From such an inspection they could easily produce any kind of report. He (Mr Barnes) would like to know where he went to when he went all over the parish, and also who went with him. He was really surprised that Dr Hamer did not find more than 70 per cent. of the houses he visited with defects in them. He did not know if there was a really perfect house in the whole borough if it came to that.—(Dr Long: Hear, hear).—He noted thatthe doctor complained of the dampness of the walls of the room. Well, his hall was sometimes damp and the paper came off a little, but that did not make his house insanitary. (Laughter.) Then the report said 15 closet pans were cracked, but that was a calamity that might happen anywhere. (Laughter.) Again, it spoke of 191 instances of dirty rooms, but he would remind the Vestry that the term dirty was comparative, and what might appear so to a fastidious doctor might not do so to one man in a hundred. Further, 110 conditions of dilapidations were pointed out, but he (Mr Barnes) never yet saw a house that was not more or less dilapidated. Taking the report altogether, did it really give any reason why they should double the staff of their Sanitary Department? (Cheers.) He would refer them to the death-rate as quoted by D Hamer and ask them whether, if all these defect were so important and the houses were so uns healthy, would they not see it in the death-rate especially that from zymotic diseases, fever, cholera, small-pox and suchlike? He thought they would, and the fact was that whereas in 1896 the rate from the whole of London was 3·11, theirs was but 2·47. (Cheers.) If there was anything in the report at all, it wanted to prove that their parish was worse than any part of London, and if the Vestry meant that, then let them appoint the seven additional inspectors. Are you not going to give these poor people consideration, asked Mr Close. Well, that was the first time he had heard that a sanitary inspector was going to give them any consideration. (Laughter.) These poor people were not insanitary because they liked it, but because they could not afford to pay for better accommodation, and they were asked to put these seven additional men on to hound these people about. Far better would it have been for the County Council to have brought forward a scheme for providing them with

DECENT HOUSES AT REASONABLE RENTS.

He would like to ask some of the late chairmen of the Health Committee how it was they had allowed this serious state of things to arise. There was Mr Robinson, who had been chairman for some years; had he not been doing his duty? Was Dr Sykes not doing his duty? There was certainly a reflection on him and his staff in that report, as well as upon Mr Close and his committee. (Voice: Yes, and on the Vestry). Well, he was prepared to take his share of the blame.—Mr Challen seconded and said he thought Mr Close had missed the point of the question. Were these seven additional inspectors going to alter the conditions complained of? It was really the housing of the poor that was wanted. He advised the Vestry to give them better houses and ask the County Council to help them to do it.—Mr Rex said that having been connected with the parish for a number of years the report sprung upon him something very startling. It was really a very serious reflection on the Vestry and its Committee of Health. He would agree with the appointment of the additional inspectors under two conditions, the first of which was if the statements in the report and the deductions were true. He could not say where Dr Harmer got his facts from, but he noted that not only did he say that a particular block was defective but he said that the opposite side of the street was not defective. He wanted to know who initiated this inspection scheme. Who showed Dr Hamer round? Again, if the conditions were such as described he would be prepared to go much further than appoint seven inspectors, and he thought there must be something wrong with the Health Department. The only way he could imagine the matter to have been suggested to the County Council was that the department had been piqued at the Vestry for not carrying their former recommendation, and thus gone to the Council. Anyone could see that it would be easy to obtain a report to the exactly opposite effect to-morrow, because it all depended on where you took the officer.—Mr Durant said the Health Committee had long been aware of all the evidence adduced in the report, or most of it, and that one-fourth of the population of St. Pancras lived under conditions of over-crowding. That was a state of things no one could justify. If they failed to do their duty and recognise their responsibility the County Council would step in and do it for them.—Mr Rhodes was in favour of giving the report consideration at once, but to appoint inspectors without giving the matter consideration would inflict hardship on the ratepayers. He had always congratulated himself on living in a healthy part of London, but after this report his congratulations seemed premature. He would ask why the existing condition of things had not been found out before.—Mr Close accepted the amendment, and there were appointed: Messrs Orange 65 votes, Blount 57, Thornley 55, Dr Long 51, Close 50 and Cox-Sinclair 43, from the Health Committee; and Messrs Matthews 66, Rhodes 65, Hunt 62, Prosser 49, Rex 40, and Guantlett 39, from the Vestry.—Mr Horne: This is a packed and disgraceful committee.

WAS DISCUSSION BURKED AND THE COMMITTEE PACKED?

TO THE EDITOR.

SIR,—It is in the public interest that something should be said of the manner in which the Vestry, for the time being, disposed of the report of Dr Hamer on the sanitary condition of the parish. The Health Committee, after a very lengthy and exhaustive discussion, came to an almost unanimous decision to adopt the recommendations of the London County Council. This decision was arrived at in consequence of the testimony on every hand, including that of Dr Sykes, the medical officer, to the truth of the conditions as found by Dr Hamer to be existent in the parish. Now, sir, the position of affairs is this. At the beginning of the year the Health Committee ask for two more sanitary inspectors, and the Vestry refuse them. The L.C.C. order an enquiry; the enquiry reveals a shocking condition of things. The Medical Officer and the Health Committee

The London Argus

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Church Row, Hampstead.

THE INCORPORATION MOVEMENT.

THE PROPOSALS OF THE CONFERENCE.

The Incorporation movement has now advanced another stage. It will be remembered that on February 3, when Lord Salisbury and the Duke of Devonshire received a very powerful deputation on the question from a conference of London Vestries, the latter invited the delegates to submit a statement to the Government as to the powers which they considered should be transferred to the local authorities. The representatives of the Vestries have now submitted the statement, and the Duke of Devonshire, in acknowledging its receipt, promises to give it his "most attentive consideration."

The powers which it is thought should be transferred are almost exactly those which were agreed upon at the conference of local bodies convened by the London County Council in 1896, and are based upon the recommendation of the Royal Commission of 1894. They include powers in relation to improvements in streets and bridges; the regulation of the user of streets and the laying out and making of new streets; control in the matter of sky signs, offensive businesses, dairies, common lodging-houses; certain limited control as to buildings and disused burial grounds; powers of supervision as to electric lighting, over-head wires, shop hours; and power to make bye-laws for the good rule and government of the several areas.

In addition to indicating the particular powers which should be conferred upon the proposed municipalities, some other suggestions are submitted to the Lord President of the Council, as will be seen from the following letter which accompanied the statement; but no mention whatever is made of the control of the bridges or parks, or of the Fire Brigade, which the enemies of the incorporation movement have been saying that the local authorities were desirous of acquiring.

The following is the text of the letter referred to:—

Town Hall,
Westminster, S.W.
March 23rd, 1898.

My Lord Duke,

PROPOSED MUNICIPALITIES FOR LONDON.

Adverting to the interview granted by the Marquis of Salisbury and yourself to a deputation representing certain of the Vestries of London on 2nd ult., and to a statement then made by your Grace that Her Majesty's Government would be willing to receive a statement of the views of the deputation on the question of the transfer of powers to the Local Authorities, I have now the honour to submit the following observations agreed upon at a conference of the members of the deputation.

The Conference have had before them, at two sittings, a report of the proceedings at a Conference of representatives of the Local Authorities, convened by the London County Council in 1896, when a series of resolutions was passed in favour of the transfer of certain powers (then and now) possessed by the County Council, and having given the same their careful consideration, are of opinion that the powers and duties then agreed upon as transferable, the same being specified in the first schedule hereto, should be transferred to the Local Authorities to be created by the Bill of Her Majesty's Government.

The Conference desire also respectfully to submit that the borrowing powers of the new local bodies, for their various purposes, should be subject to the consent of one superior authority only; and that such authority should be the Local Government Board. The Conference regard it as somewhat anomalous that the borrowing of money for public works, undertaken by local bodies directly elected upon the broadest franchise available for any election, should be subject to the review and consent of another elective body chosen upon a much smaller register of voters, and including many members more or less unacquainted with the local feelings and requirements in such respects; whereas the method adopted by the departments of Her Majesty's Government ensure the impartial consideration of every application upon its merits.

The Conference further direct me to communicate their belief that great public advantage would be derived from the further amalgamation and consolidation of local government, if the power under the "Adoptive Acts," as defined by the Local Government Act, 1894, and all the powers of the "Rating Authority" for the respective areas were compulsorily vested in the local bodies to be created by the promised Bill. The Conference are informed that proposals to make the necessary "applications" for an order are at times obstructed for unimportant reasons, and the simplification of the local government of certain areas hindered in consequence. They also entertain the opinion that the rating authority for each area should, notwithstanding anything to the contrary contained in any local or other Act or order, consist of members duly elected by the ratepayers.

Although not directly bearing upon the transfer of powers, the Conference crave permission to call attention to the necessity for provision being made in the forthcoming Measure to remove the disabilities at present attaching to members of Vestries and District Boards in the Metropolis who are Magistrates, whereby they find themselves, in the absence of express statutory authority, debarred from adjudicating in cases in which such Local Bodies are concerned. The Conference observe that, whereas saving provisions are contained in the Municipal Corporations Act, 1882, the Public Health Act, 1875, the Public Health (London) Act, 1891, the Gasworks Clauses Act, 1847, and other Acts, there is no express provision enabling members of Local Bodies in London to act as Magistrates in reference to the recovery of rates, the enforcement of Bye-Laws, assessment appeals and other matters.

Finally, the Conference deem it their duty to submit for your consideration that the title and designation of the authorities to be created by the Bill should be, as nearly as may be thought expedient, "The Municipal Corporation of the Borough of ———— acting by the Mayor and Council," so as to conform as closely as possible to Sections 8 and 10 of the Munipal Corporations Act, 1882.

It only remains for me to add that the Conference have been guided, in agreeing upon these observations, by a desire to obtain the practical application of those recommendations of the Royal Commission of 1894 set out in the second schedule hereto.

I have the honour to be,
My Lord Duke,
Your Grace's most obedient servant,
J. E. Smith,
Hon. Secretary to the Conference.

His Grace The Duke of Devonshire, K.G., LL.D., etc, etc.,
Lord President of Her Majesty's Most
Honourable Privy Council.

SOME PROBLEMS OF LONDON TRAFFIC.

SUGGESTED SOLUTIONS.

On Tuesday evening, at the fifth meeting of the Session of the Auctioneers' Institute of the United Kingdom, held in their rooms, Chancery-lane, Mr. Douglas Young read a paper upon "London Traffic Problems and their Solution." Mr. James F. Field, the President of the Institute, occupied the chair.

Mr. Young, whose paper was listened to with much interest, attributed the present congested state of our streets, and the consequent loss of time, to nine principal causes—inadequacy of street accommodation; indiscriminate mixing of heavy and fast traffic; want of subways for pipes and electric wires; absence of passenger subways; failure to make continuous shifts in executing repairs; inadequacy of underground railway communication; antiquated methods of vehicular traction; inadequacy of river locomotion; and the insufficiency of bridge or sub-aqueous communication. To relieve the metropolis he suggested the following improvements:—The widening of the approaches to London Bridge, and the construction of the following new streets:—From Holborn-viaduct to Tower-hill; from the south-east corner of Long-lane, Smithfield, to the south-east corner of Jewin-street, thence across Middlesex-street to the corner of Commercial-street, Whitechapel-road; from Queen Victoria-street, by the south-east corner of Ludgate-hill, to Cheapside, by the south end of the General Post Office, to Wood-street, Gresham-street, across London-wall to Chiswell-street, opposite Bunhill-row; a new street curving northwards opposite the Custom House, to Fenchurch-street Station; and a new street in continuation of Gray's-inn-road, past the Record Office, to New Bridge-street. Subsidiary improvements were the widening of King-street, Coleman-street, Basinghall-street, Threadneedle-street, Throgmorton-street, Broad-street, Fenchurch-street, Leadenhall-street, Walbrook, and Central-street. Other improvements included new streets about High Holborn, the Strand, Oxford-street, the Borough, and a new Embankment on the south side of the river from Westminster to Blackfriars Bridge. Further, he urged that heavy and fast traffic should be separated. He also insisted upon the construction of continuous subways, and footways at every congested crossing. The paper closed with a reference to the number of railway enterprises which were either projected or in actual course of construction, the whole of which would, at no distant date, be altogether unable to carry the passengers who would require to go to and fro. Finally, he declared that the neglect of the Thames as an "available roadway" was nothing short of a scandal. (Applause.)

Mr. Walter Sims, in proposing a vote of thanks to Mr. Young, spoke in terms of high admiration of the propositions made. He pointed out how the three great London termini of King's Cross, the Midland, and the North-Western landed their passengers—where? Nowhere. (Laughter.) His idea of getting further west in London was to construct a subway from near those stations under the Strand to the Embankment, and to facilitate getting from east to west he would construct a street from Chancery-lane, through Lincoln's Inn-fields, to Cambridge Circus.

Mr. Harper seconded. He looked forward with pleasure to the time when Mr. Young would bring before them the financial side of the question.

The Chairman said the propositions of Mr. Young fairly made him aghast at his audacity, and he hoped they would live to see some of his dreams realised. He thought that great improvements had already been accomplished in London, not only in widening thoroughfares, but also in making the city beautiful. The vote of thanks was carried with great heartiness.

The London Parishes:

Their History, Monuments, Peculiarites, and Modern Aspect.

XV.—HAMPSTEAD.

HAMPSTEAD.

Hampstead, whether it be spelled with or without the aspirate, is essentially a happy place—happy in its picturesque, breezy eminence, happy in the affluence of its inhabitants, happy in its long roll of celebrities, and 'appy—lor' lummy—in its potentialities as a Bank Holiday playground. It would be an appropriate compliment to Sir John Lubbock to let him represent Hampstead in Parliament or the County Council, but it is to be feared that the residents, though they have unbounded respect for Sir John as a politician and author, do not fully appreciate him as a saint in the calendar. It is to the visitors that he looms large and bright in the latter capacity, and as St. Lubbock's Day falls four times a year he receives from them a quadruple crown of popularity.

Our sympathies, most people's sympathies must go with the frolicsome hordes who pour out from East and Central London four times a year to breathe the air to which the residents are accustomed all the year round. It cannot be denied that the visitors take the stiffening out of the grass, the colour off the furze, and occasionally the knockers off the house-doors, but by way of compensation they patronise the small shop-keepers and leave their empty bottles—sometimes their children, too.

But this is only one of the more evanescent aspects of Hampstead life, and it behoves us to get forthwith to the history and every-day aspect of the parish. Though it remained a village until the present century, Hampstead has a history that goes back beyond the Norman Conquest. It grew, we may reasonably surmise, from a plain Saxon homestead, its name being compounded of the words *ham*, a home, and *stede*, a place. We read of King Ethelred granting the manor to the Abbot of Westminster in 986, by which time there was probably a cluster of dwellings on the slope of the hill. Succeeding monarchs confirmed the grant, and the manor was still one of the possessions of Westminster Abbey at the Reformation. During all those years Hampstead remained very small, and the place of worship provided for the inhabitants was merely a chapelry attached to the parish of Hendon. It was not until the middle of the sixteenth century, or perhaps a little later, that the place was put upon a distinct parochial footing.

The parish of Hampstead is tolerably extensive, covering 2,248 acres, within which there is abundant breathing room for its comparatively small population of 77,000. The acreage of its public open spaces is 356¼—a proportion of 15·85 to the total area. This is not much above the average for the County of London (13·70), the simple fact being that outside the Heath the parish has few open spaces devoted to the public. But when we also take into account the private parks, fields, and gardens, we find that Hampstead is among the most fortunate of metropolitan rishes in point of breathing space.


Sir Henry Harben,
Chairman of the Hampstead Vestry.

The boundary lines of the parish may be likened to a very irregular quadrangle—drawn, say, by a child of three, or by an inebriated adult. The four corners are respectively at Cricklewood, the "Spaniards," Primrose Hill and, Kilburn. The whole of the western boundary is a section of the Edgware-road, which divides the parish from the County of Middlesex; the northern line runs sinuously a little to the southward of Cricklewood and Child's Hill; and the eastern confines are closed in by St. Pancras, as the southern ones are by St. Marylebone.

People approaching Hampstead by road from Central London usually ride or walk along Tottenham Court-road, Hampstead-road, and High-street, Camden Town. The ground rises very gradually up to Chalk Farm, and becomes steeper beyond. We enter the parish at the foot of Haverstock Hill, and as we mount the incline find the air fresher and fresher. Commodious modern houses, with a quaint old cottage here and there, line each side of the road in prim dignity, contrasting strangely with the appearance of the hill when Sir Richard Steele dwelt in a cottage by the wayside. Half-way up the hill, overlooking the tiny space known as Hampstead Green, is the house in which Rowland Hill died in 1879. Across the way is the Soldiers' Daughters' Home, standing upon the site of a house in which Bishop Butler, and earlier still Sir Harry Vane, resided. On the same side of the road stands the Vestry Hall, which seems to serve admirably the requirements of the parish.

Higher up the road takes the name of Rosslyn-hill, beyond which is the High-street, not sufficiently quaint to tempt one to linger. Far more interesting and picturesque is Church-row, with its dignified Queen Anne mansions and hooded doorways—the real thing, mind you—none of your Bedford Park imitations. Though near the main artery of traffic, Church-row is hidden from it, a little to the westward of High-street. This old-world parade leads up to the parish church, which, though not in itself above the poor average of eighteenth century ecclesiastical architecture, fits beautifully into the general picture. In the well-kept churchyard are buried some famous people—Joanna Baillie, the poetess; John Constable, the painter; Lord Erskine, the great lawyer; Harrison, the mathematician and inventor; and Mr. Du Maurier, who long resided at Hampstead, and loved the place.

Turn whichever way you will in the vicinity of the parish church, you are sure to see something picturesque or interesting, or both. The pretty lane known as Frognal, where Dr. Johnson was lodging when he wrote "The Vanity of Human Wishes," leads southward down to Belsize Park and Swiss Cottage, a modern residential district, and to Finchley-road, west of which the parish stretches away to Kilburn, Brondesbury, and Fortune Green. But it is eastward and northward of High-street that we must look for that which is most beautiful and interesting. The quaint, winding streets, separating the West from the Lower Heath, teem with associations of famous men. Foremost of Hampstead's

celebrities is John Keats, who wrote most of "Endymion" at a house in Well Walk. Another of the poet's residences, a bijou detached house, is still standing in John-street, not far from the Lower Heath. In the next house to that lived Miss Fanny Brawne, with whom he was madly in love.

In Well Walk died Constable, who was never tired of transferring to canvas the beauties of the Heath and of the surrounding country. At No. 10, Sol's-row, Sir David Wilkie painted his "Blind Fiddler." Nor should we forget Clarkson Stanfield, who found Hampstead near enough to the sea for him to paint in that land-lubbers' paradise some of the very best seascapes of the English School. In Pond-street Leigh Hunt resided for a time, and we shall presently come across him again in the Vale of Health. We have frequently met Hunt in this series of articles, and it is almost pardonable to ask, "Is there a parish in London in which Leigh Hunt did not reside?" He certainly lived in a good many, and his knowledge of the London of his day must have been as extensive as the immortal Weller's.

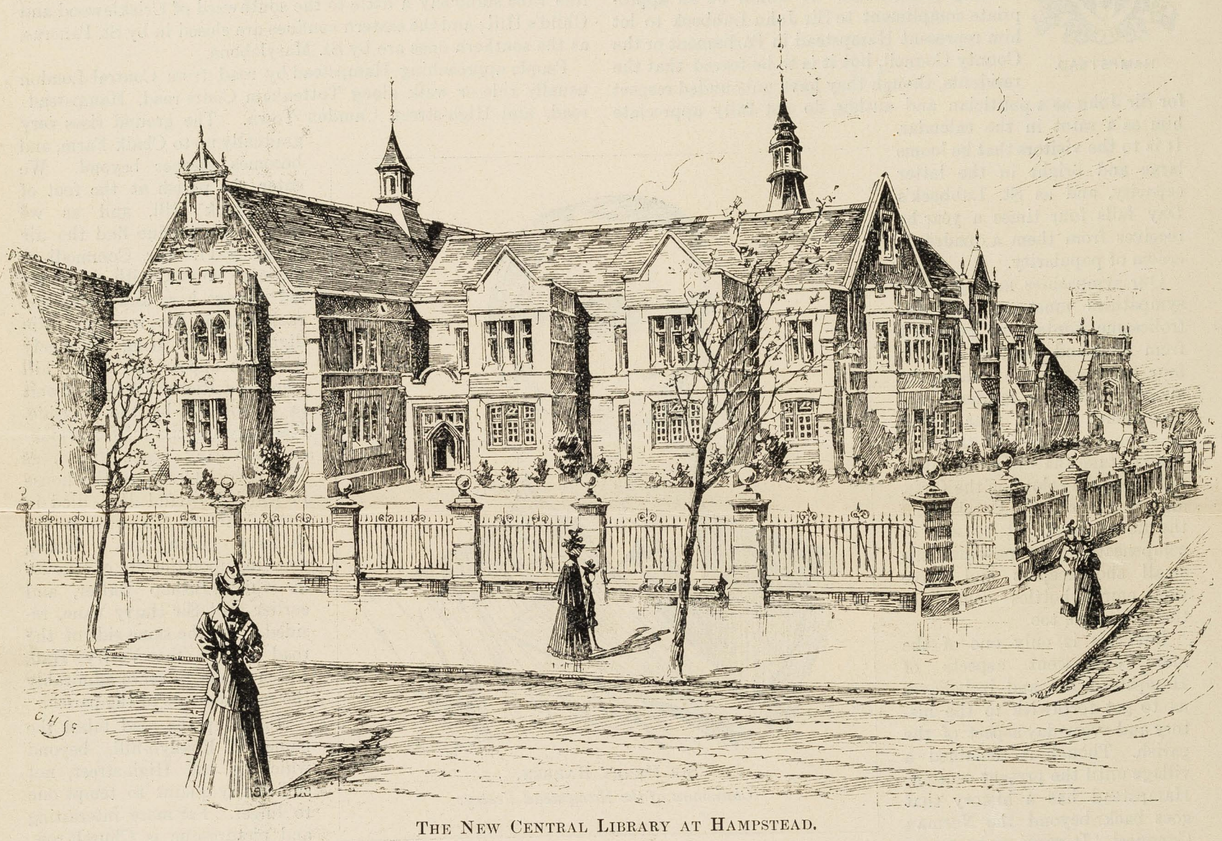
Let us now ascend to the crest of the hill and survey the glorious stretch of heathland, which has called forth the admiration of generation after generation of poets, artists, and costermongers. It is related of Linnæus that when he first came to this country he fell down on his knees in grateful admiration of a mass of furze in full bloom, and Hampstead Heath may have been the place where he beheld this golden glory. However that may be, the furze is a very important factor in the beauty of the Heath, which is as much now, as in Keats' time, an expanse

> Where sweet air stirs
> Blue harebells lightly, and where prickly furze
> Buds lavish gold.

Do Londoners thoroughly realise that very little more than an hour's walk from the most congested and stifling districts of the metropolis lies a public playground which the Duke of Argyll admits to be as salubrious as a mountain side in his own Scotland, and which, beautiful in itself, commands one of the most extensive and diversified views in the kingdom—a view in which the tree-crowned hill of Harrow and the pastoral uplands of the Hertfordshire border are, comparatively, in the foreground. Many commons there are in the County of London, but none comes up to Hampstead Heath in freshness and beauty, in elevation and variety. To stand on the Lower Heath at sunrise or on the West Heath at sundown is one of the supreme joys of life. To walk along Spaniards-road at any hour on a clear day is a pleasure that no British subject ought to neglect. The road follows the crest of the hill in such a way that if you look northward you see a soft, verdant picture of rural England; if southward, the blurred outline of the capital of our World-Empire, with the cross of St. Paul's about level with your feet.

Some of Constable's pictures show to what extent the higher parts of the Heath were delved for sand, which was, and still is, superimposed upon the familiar London clay—the sort of stuff that stares the suburban gardener in the face, and grudgingly yields him puny cauliflowers at half-a-crown each. For many generations sand, being a rarity in London, was carted away from the heath brow with little or no restriction, and, what was still worse, the lord of the manor kept on enclosing portions of the Heath for building purposes until 1866, when he was prevented by the Metropolitan Commons Act from making further encroachments. This was the first step towards the acquisition, five years later, of all the manorial rights by the Metropolitan Board of Works for £45,000. From the Metropolitan Board of Works, of course, the Heath was transferred to the London County Council, which seems to think that nearly every one of the 240 acres thus entrusted to its keeping is capable of "improvement"—a fallacy that cannot be too soon dispelled.

The wildest parts of the Heath are on the northern slope of the hill, and the rare flora and fauna to be found there are a revelation to the naturalist who pays his first visit. An aquarium and vivarium may soon be stocked with interesting little creatures from these Cockney wilds, and people who take an interest in the highest of all animals—man—will find among the buildings dotted picturesquely about, many a house made famous by some great light of literature, science, or art. Down in the hollow is the old "Bull and Bush Inn," a favourite resort



The New Central Library at Hampstead.

Sketch Map

of the

PARISH OF ST. JOHN, HAMPSTEAD,

Middlesex.

of Addison. The cluster of houses thereabout is called North End, and among others who resided in this remote corner of the parish were Akenside, the poet, Blake, the poet and artist, Linnell, the painter, and more recently Coventry Patmore, the poet, and Mrs. Craik, the novelist. More on the slope of the hill is Wildwood House, whither the Earl of Chatham retired during a fit of morbid irritation in 1766-7, seeing nobody, and receiving his meals through a hole in the wall.

As we have said, Spaniard's-road runs along the ridge which determines the two great slopes of the hill. At one end of the road we see "Jack Straw's Castle," an inn which is said to mark the site of a hut once occupied by the sturdy rebel of that name, and at the other end we come to another famous inn, "The Spaniards," so named, it is conjectured, because a Spanish ambassador and his family once resided on the spot. There is a notable cluster of mansions just before you reach the Spaniards. One of them is Erskine House, where Lord Chancellor Erskine resided, and another is Heath House, once the home of Sir Edward Parry, the Arctic explorer.

Of the Lower Heath, which dwindles down to a point near the railway station, the chief features are the ponds, which, besides being the head waters of the Fleet River (long since boxed up in a tunnel), are noted for their sticklebacks—descendants, we may presume, of the very fish that aroused Mr. Pickwick's curiosity. Adjoining the Lower Heath is the Vale of Health, containing houses quite out of harmony with the natural surroundings. The only thing of interest about the Vale of Health Hotel is the fact that upon its site was a house where Leigh Hunt was visited by Shelley in 1817. Continuous with the Lower Heath are Parliament Fields and Caen Wood, but these were touched upon in our article on St. Pancras, to which parish they belong.

Politically and municipally there is not much that need be said here about Hampstead. It is as safe a constituency as the Unionists could desire. Its representative in Parliament, Mr. E. Brodie Hoare, was returned without a contest, and at the County Council Election last month Mr. J. S. Fletcher and Mr. E. Bond, M.P., were returned with overwhelming majorities. Hampstead is in the Marylebone division for School Board purposes, and always contributes a very heavy Church vote.

The Vestry, which has its headquarters in a commodious building on Haverstock Hill, is ahead of rather than behind the times in works of public utility. Not only has it established public baths and washhouses, free libraries (with the consent of the ratepayers, of course), and a parochial cemetery, but it has had the management of those undertakings transferred to it from commissioners. It has also gone in for municipal electric lighting, and has taken steps to have transferred to it the rating powers of an antiquated body known as the Local Guardians. The latter must not be confused with the Board of Guardians, whose Chairman is Mr. J. S. Fletcher, J.P., L.C.C., with Mr. H. Westbury Preston as clerk. The Vestry Clerk is Mr. A. P. Johnson.

The Central Library, which the parish owes to the munificence of Sir H. Harben, J.P., Chairman of the Vestry, is in Finchley-road, and there are small branches in Priory-road and Antrim-street, Haverstock Hill, besides a reading-room in Prince Arthur-road. Mr. W. E. Doubleday is the chief librarian. In Finchley-road is an excellent range of baths, and washhouses have been erected in Flask-walk and Palmerston-road (Kilburn) by the trustees of the Wells and Campden Charity.

Happy Hampstead!

THE CRIPPLEGATE FIRE AREA.

Inquiries are being anxiously made of the Corporation of the Goldsmiths' Company, and indeed of everybody who is supposed to know anything at all about the matter, as to when the proposed improvements in the Cripplegate fire area, which Alderman Sir Henry Knight explained to the meeting of the inhabitants in the Institute some considerable time back, and which were subsequently approved by the Court of Common Council, are to be taken in hand.

Many tenants of the Goldsmiths' Company, and others whose premises were burnt down, waited for a long time in the belief that the scheme would be carried out without delay, but their patience has now been exhausted, and they have themselves begun the work of reconstruction. They cannot, they urge, be reasonably expected to wait any longer, or to voluntarily give up their right of building out to the old frontage line, or making the best possible use of the space at their command. The result will be, of course, that the carrying out of the proposed improvements will be rendered still more expensive and difficult if the rebuilding work proceeds to any great extent before the negotiations between the Corporation and the County Council come to a close. That every effort is being made to bring about a decision in the matter as speedily as possible is the hope of all concerned.

THE WESTMINSTER IMPROVEMENT SCHEME.

The promoters of the Westminster Improvement scheme have bowed to some extent to the storm of opposition their proposals have evoked, and a new plan by Mr. Norman Shaw has been informally deposited in the library and tea-rooms of the House of Commons to show how far they are prepared to modify their first proposals in deference to public opinion. They are quite willing to take their hands off the historic parts of the area they had marked out for destruction—Cowley-street, Barton-street, Great College-street, and other quaint thoroughfares hereabouts will not now be disturbed. They also propose to treat Smith-square and the fine church which ornaments it more respectfully. The northern approach will be left, and a new one on the left will be provided, while some arrangement, not very intelligible on the modified plan, is to be made on the eastern side of the square. They evidently mean to allow an entrance from that side also, but their blocks of buildings—or mansions rather—will be carried across it, so that it will be a covered way. They will widen the proposed embankment roadway from 40ft. to about 60ft, but there will still be the huge residences first proposed between it and the main thoroughfare for traffic westwards. The widened embankment they propose to continue under the new bridge which the County Council intend to construct across the river at Lambeth. This will, of course, necessitate the bridge being brought inland for a greater distance than would be otherwise necessary.

The amended proposals, though in some respects acceptable, do not much diminish the undesirable character of the scheme, and this is especially the case with regard to the treatment of the embankment. There will still be no real extension, and the splendid river view is to be reserved almost exclusively for the company's tenants.

Whether Parliament will sanction the enterprise even in this form remains to be seen, but the Dean and Chapter of Westminster, the Vestry, and the residents generally are confident that this will not be done. They are strengthened in this view by the evident intention of the London County Council to take the work of carrying out the much-needed improvements in the district under its own care at last.

At the meeting of the Council on Tuesday, the Improvements Committee reported that they are proceeding with the reference made to them by the Council in November last to consider the desirability of continuing the embankment of the Thames from the Victoria Tower Garden to Lambeth Bridge. Since the reference was made the promoters of the Victoria Embankment Extension and St. John's Improvement Scheme had deposited plans and a Bill in Parliament providing for an extensive private enterprise in laying out a large area of land in the locality in question, and the Council had already decided to present a petition against the Bill, and to take the necessary steps to secure opposition on the second reading. The committee were not yet able to bring up a complete scheme of improvement such as they could recommend to the Council, neither was it possible for them to submit plans, or even approximate estimates of the cost, as the preparation of such an important scheme would necessarily involve much time and careful consideration. It had, however, been suggested to them that as the St. John's Improvement Bill was down for second reading this week, it was desirable that they should at once advise the Council to give them some definite instructions with regard to the formulation of an improvement scheme. Accordingly they asked the Council to pass the following resolution:—

"That it is desirable that the embankment of the Thames from the Victoria Tower Garden to Lambeth Bridge should be undertaken by the Council, and that it be referred to the Improvements Committee to prepare and bring up a scheme for the consideration of the Council at the earliest date practicable, such report to deal with the question of the widening of Millbank-street and the utilisation of any surplus land which remains after carrying out the improvement."

This was agreed to.

PUBLIC BATHS FOR KENSAL TOWN.

Newington is not the only place which has lately been active in providing its inhabitants with ample baths and washhouses. On Monday a fine establishment of this character, which has been erected by the Chelsea Bath Commissioners at Kensal Town, was opened by Mr. John Humphry, the chairman. It has cost £27,000, and contains two swimming baths—one 80ft. by 30ft., the other 60ft. by 25ft.—a large number of private baths, and a laundry, with offices for the staff. Among those present at the opening ceremony were the Rev. Dr. Lawson Foster, Mr. J. J. Wheeler, chairman of the Chelsea Vestry, and Messrs. C. C. Blore, Collins, Marshall, and others of the Commissioners. Messrs. Harnor and Pinches were the architects and Mr. C. Wall the builder.

Hampstead Vestry clerk.

Description of the Parish.

Its poor spots.

Johnson

Hampstead.

Mr. A. P. Johnson, who has been Vestry clerk & solicitor to the Hampstead Vestry for 6 years, is in early middle life, & has the reputation of being a smart & capable official.

He describes Hampstead as a district of well-to-do people living in well-built houses, with 2 or 3 exceptions. There is a poor piece (Kingsgate Rd.) viz. Kilburn, consisting of Netherwood St., Nelson St. & Palmerston Rd., as to wh. there have been complaints of overcrowding & insanitary conditions, & in regard to wh. a special report was be prepared by the medical officer, showing a rather unsatisfactory state of things, but very little legally wrong (See interview with med. offr., wh. follows this). The houses were not intended for the class wh. occupies them, & he is informed that the cause of their having got into their present hands is the great difficulty wh. working men with large families have in getting accommodation in Hampstead. There are 2 model blocks, Wells & Camden Buildings, (erected by the trustees of the Wells Charity) wh. are

The Vestry - Constitution & powers.

all right for small families or those without children, but not suited, or rents too high, for men with several children. These men have found it cheaper to take a large house & let it off, wh. they have done in the new parts of Kilburn, the houses thus deteriorating into tenements.

There are also poor areas in Flask Walk, New End, & Fleet Rd. In these cases the houses were built for working people, but they are quite small places, & are so situated that they can never grow larger. The poor in Flask Walk & New End are thoroughly well looked after by Christ Church & Heath St. Chapel.

He thinks the poor Kilburn part may have been overworked a little owing to its remoteness from the Vestry Hall, but of late much attention has been given to it, & nearly all the houses registered.

The Vestry is administrative, with full powers, having direct control of baths, libraries, electric light, Cemetery, &c. Party politics are unknown in its composition, & its 72 members include, with tradesmen,

Sanitation -

Care of streets.

private residents of various classes, some of very good standing. Sir Henry Harben, head of the Prudential, is chairman - a very able business man & philanthropist. The Vestry, tho' largely composed of men who wd probably call themselves Moderates, is really very Progressive in its general policy.

Sanitation is as nearly perfect as can well be. The med. officer, tho' not giving his whole time to the parish, has now given up private practice, & he has 5 sanitary inspectors, with the usual general staff.

The sewers throughout the parish have a rapid fall, & are all flushed automatically by means of great tanks at the head of each.

Wood paving has be laid in High Rd Kilburn & in Heath St, & there is a proposal to lay it in other parts, but the hills are against its general adoption.

Men are constantly stationed on the hills to keep the roads clean, there are gangs of able-bodied sweepers for the general work of cleansing & sweeping, & in addition an old men's gang of about 20, who work

Removal of Dust.

Open Spaces.

in some of the quieter streets. The Vestry pay these old men £1 a week, & look upon it as a sort of relief. They do fairly, but of course are very slow. The a.b. men are paid 5½d an hour.

A lot of sweeping machines are used, & there are very complete arrangements for dealing with snow.

One man is employed in each of the 5 wards to pick up paper. He goes about with a long fork & big bag.

Dust is removed compulsorily once a week, but the Vestry offer to remove it oftener on payment of 1/- for each extra occasion, & a good many people avail themselves of this. The work is done entirely by direct labour, & the doing away with the contractor has been found of immense advantage. They have infinitely fewer complaints. The parish has a dust destructor at Willesden.

Plenty of open space. Children's playground in Upper Pk. Rd. Have been trying for years to get a similar playground in Kilburn, but without success.

Improvements

Baths.

Libraries.

Fortune Green has lr recently acquired & laid out. A number of waste spaces at sides of roads have lr been given up by Lord of Manor, & Vestry has planted them with trees.

Some years ago the Vestry, in conjunction with the Metropn Bd of Works, carried out an extensive improvement in Hampt. Town, & receives £610 a year as rent of ground then acquired. The L.C.C. wants to purchase these ground rents, but will not give the Vestry's price.

There are no street improvements in contemplation at present.

Five set of baths in Finchley Rd. No wash-houses, these being provided by the Wells Charity trustees in New End, where they also have baths, & the Vestry being under agreement with Ld of Manor not to erect wash-houses on their site.

Central & 2 branch libraries. A third branch about to be provided for West End.

Electric Light.

Rating.

Food & Drink.

Cemetery.

a well-to-do but fussy population.

Electric light very successful, & extensive additions contemplated. (See printed report, further on)

Rateable value rising rapidly, the rage for flats of very high class helping this largely. Rating decreasing, in spite of high equalization rate.

Food & drink well looked after. Very little adulteration. Commodities good & very dear in Hampstead.

Very pretty cemetery, & a good deal spent in planting flowers & keeping it in the best sanitary condition. Over £1000 spent last year in decoration. Quite a wonderful sight to see the flowers last Spring. The Vestry are now considering the necessity of enlargement, owing to enormous growth of the parish.

Mr. Johnson is confident that very little fault can be found with sanitary administration in Hampd. It is a well-governed spot, well attended to. But its inhabitants include some very

particular & fussy people, who make fanciful complaints, & cause trouble about nothing. He related some amusing instances of this.

Hampstead Medical Officer.

Poor Building.

Dr Guynn, has seen more than 30 years of Hampstead life, & was Dr medical officer of health upwards of 20 years, succeeding his uncle, the late Dr Lord (who was something of a celebrity) in a lucrative private practice as well as the medical officership. He has now given up private work, evidently possessing very comfortable means, but retains his public appointments & dabbles in philanthropic movements. The Doctor might be described as a gentlemanly-looking man of 50, quietly dressed, & quiet of voice & manner, very reasonable, moderate & without fads. Says he has never had any difference with his Vestry & failed to get what he has asked for, but then he has always be careful as to what & how he asked.

After speaking of the remarkable growth of Hampstead, wh. has more than doubled its population within his 20 years time, he referred to the inferior building in the Kilburn District, for wh. he blames the leasehold system. If a man builds freehold he builds well, but if on a 99 years lease as cheaply as he

Sanitary work

case. The leases are often taken up by builders who are men of straw, borrow, go broke, & leave the houses in the hands of money lenders. He believes the enfranchisement of leaseholds wd. greatly remedy this.

The doctor says there is considerable difficulty in dealing with the jerry builder. The local authorities have no power & the district surveyors no funds with wh. to prosecute. He cites a case in wh. recently the district surveyor prosecuted a firm of builders for using inferior materials, but the firm brought up a lot of expert evidence & he on technical points lost his case, & had to pay £20 or £30 out of his own pocket. He will not be in a hurry to take up another case. (This is probably under the old fee system, & will probably not apply to new appointments; under the new system, District Surveyors are paid entirely by salary, & give their whole time to the work.)

Dr. G. is well satisfied with the sanitary condition of the parish. All the tenement houses are regularly inspected, & nearly 1000 of them are

registered. The L.C.C. has expressed its special satisfaction with the way in wh. this work is done here. He has prepared a special report on the Palmerston Rd. District (given separately later) & is having one made on the Rowlandson St area. Two of his inspectors live in these particular parts, & he feels the need of giving particular care to them, in view of their remoteness from the centre of government.

He regrets that so much of the time of his inspectors is taken up in running after the builders, in order to inspect & certify the drainage of new houses of the large & good class. Thinks they wh be better employed in looking after the tenement houses.

House-to-house inspection is not attempted in the large houses. Does not think it necessary, & doubts his legal power to enforce it, except where he has good reason to believe insanitary conditions exist

All complaints & cases of infection are promptly attended to.

other work.

Poor Law.

Mortuary.

Dust removal very efficient.

Very few factories, but a good number of workshops. Regularly visited & kept in good order.

Food & Drugs Act strictly carried out. Sunday milk sampled, & Saturday night street markets carefully watched.

Poor Law very carefully administered, & infirmary exceedingly well looked after.

Excellent mortuary accommodation. Gradually getting used by the poorer classes.

Subjoined are extracts from the med. officers report: -

Hampstead.
Population
Houses.

Births

Marriages

Deaths.

Hampstead – Med. officer's report for 1897.

The estimated population of the Parish of Hampstead in the middle of the year 1897 is 78,549, being an increase of 2,333 over the previous year.

During 1897, 395 houses and residential flats came into occupation, of which 83 were situated in the Town Ward, 104 in the Belsize Ward, 4 in the Adelaide Ward, 93 in the Kilburn Ward, and 111 in the West End Ward.

Births.—The births registered during 1897 were 1,479, an increase of 17 on the previous year. The birth-rate was equal to 20, rather above that for the preceding year. The birth-rate for London was 30 per 1,000 population. This is the lowest London birth-rate on record.

Marriages.—The number of marriages celebrated was 521, showing decrease of 5 on the previous year.

Quarter ending 31st March	87
" " 30th June	149
" " 30th September ..	168
" " 31st December ..	117
Total	521

Deaths.—The deaths registered in the year 1897 numbered 1219. Of this total 397 were deaths within the district of non-parishioners who died in the various hospitals and institutions. The number of parishioners who died in Hampstead during 1897 was 822, and to these we must add the deaths of 89 parishioners who died in institutions outside our parish, making a grand total of 911.

The annual death-rate will be equal to a ratio of 11·6, being lower than that for the preceding year, which was equivalent to 12, and also again being the lowest recorded death-rate for the year of any parish in the Metropolis. The death-rate for London corresponds to a rate of 18·2 per 1,000 of the population, the average death-rate in the previous ten years having been 19·9. With the exception of the rate in the year 1894, the rate in 1897 was the lowest hitherto recorded.

Inspection of Slaughterhouses, &c.

Cowsheds.

Cowsheds and Slaughter-houses.—The annual inspection of these premises by the Public Health Committee took place on October 4th, when they were mostly found to be in good order, so that it was not necessary to make any objection to the renewal of the several licences.

In 1880 the number of cowsheds regularly inspected was 15, and the number of cows licensed between two and three hundred; now there remains but one cowshed in the parish, and that is licensed for 50 cows.

The licensed slaughter-houses remain the same as last year, namely seven.

Bakehouses.—These now number 39, and are regularly inspected with reference to their cleanliness, ventilation, water supply, drainage, &c. By the new Factory and Workshop Act, no underground place (not so used before January 1st, 1896) shall be used as a bakehouse.

Overcrowding.—Only two cases of legal overcrowding were reported during the year. Our bye-laws require a provision of three hundred cubic feet of free air space for each person of an age exceeding ten years and of one hundred and fifty feet of free air space for each person of an age not exceeding ten years, to occupy as a sleeping apartment a room which is used exclusively for that purpose, but where such apartment is used also as a living room as well as sleeping room the requirements are four hundred feet for each person over ten years of age, and two hundred for each person not exceeding ten years of age.

Overcrowding is of course a relative term; many persons consider a tenement house to be overcrowded because it contains 30 or more inhabitants, and report such house to the sanitary authority as "swarming with children." It rarely turns out, however, upon measuring up the rooms that the legal amount of free air space has been encroached upon, in which latter case a notice would be at once served both upon the occupier and landlord to abate such overcrowding.

Houses let in lodgings.

Drainage &c.

Houses let in lodgings.—The number of houses registered under the Public Health (London) Act, now stands at 840. The London County Council having instructed their medical officer to make an enquiry at Midsummer, 1897, as to the extent to which bye-laws or regulations dealing with houses let in lodgings are enforced in the several sanitary districts of London, Dr. Hamar reported to the council that in the parish of Hampstead, "the beneficial operation of the bye-laws was strikingly apparent in the very fair condition of cleanliness and maintenance of the houses inspected." Our bye-laws provide for an annual cleansing and whitewashing in the spring of such houses as require it. It will be readily understood that it is extremely difficult, if not impossible, to keep up a high standard of cleanliness in a certain class of tenement houses inhabited by large families of the poorer class. The habits of the people themselves are often careless, when not actually dirty; indifferent to cleanliness and disliking the disturbance created to their comfort by the process of whitewashing, &c., they readily agree with the landlord to put off the evil day as long as possible.

Our experience in dealing with houses let in lodgings by means of bye-laws is entirely favourable, and on the whole a marked improvement is manifested in this class of house.

The total number of complaints received during the year was 214, against 222 for 1896.

The number of applications to examine the drainage of private houses was 154. I may allude to the fact that a great deal of the Divisional Inspectors' time is taken up in overseeing the actual construction of drains called for by the Public Health Department. To attend upon the convenience of the Contractors who are laying drains, altering closets, or carrying out other sanitary improvements in their several districts, for the purpose of applying the water-test, must necessarily rather interfere with systematic work.

The Public Health Committee has decided that no drain is, for the future, to be tested on the application of a private individual unless the applicant will open the ground where necessary, so that the water-test can be applied. The Sanitary Inspectors inspect the drain work ordered by the Department, and this portion of their work is entirely apart from that carried out under the Inspector for new properties, who is under the supervision of the Surveyor.

The total number of orders made for sanitary amendments was 1,537, but it was only necessary to take legal proceedings in 9 instances.

Food.

An active staff.

Unsound Food.—A few articles of fruit and fish have been brought to the Vestry Hall and condemned as unfit for food. The Inspectors have also visited the streets late on Saturday nights in order to prevent the sale of stale or unwholesome food. Samples of milk have also especially been directed to be taken for analysis at all public hospitals and institutions in the parish, a subject which will be further referred to in the report of the Public Analyst.

The numerous and important duties devolving upon the chief inspector and the divisional inspectors have been carried out with energy, of which the best record is found in the account of the past year's work. I take this opportunity to thank the various officers of the Vestry for the necessary information which I have received from them, and I gladly acknowledge the assistance I have derived from the late chairman of the Public Health Committee in carrying on the work of the Public Health Department.

Table No. III.

PARISH OF ST. JOHN, HAMPSTEAD.

Inspector's Report of the Sanitary Work, &c., completed in the year ending 31st December, 1897.

Number of complaints received during the year	214
Number of Houses, Premises, &c., inspected	3005
Number of Re-inspections after order or notice	5542
Number of Applications to examine private house drains, &c.	154
Results of Inspections.	
Orders issued for sanitary amendments of houses and premises	1537
Houses and premises, &c., cleansed, repaired, and white-washed	579
Yard paving repaired, renewed, &c.	133
" " new provided	25
Houses disinfected after infectious diseases	333
House Drains:—	
Repaired, trapped, &c.	317
Ventilated	142
Disconnected from the sewer	152
Reconstructed	320
Water Closets:—	
Repaired, cleansed, &c.	251
Ventilated	31
Reconstructed	21
Dust-bins:—	
New provided	81
Repaired, covered, &c.	37

Table No. III. (*continued*).

Water supply:—		
Cisterns cleansed, repaired, and covered		227
New cisterns provided		15
Miscellaneous:—		
Overcrowding abated		2
Removal of accumulations of dung, stagnant water, animal and other refuse		264
Removal or animals improperly kept		7
Manure receptacles reconstructed or new provided		17
Regularly Inspected.		
Houses registered under Public Health (London) Act, 1891		840
Bakehouses		39
Licensed Cowhouse		1
Licensed Slaughter-houses		7
Legal proceedings		9
Articles Disinfected in Apparatus.		
Beds	207	
Palliasses	123	
Mattresses	417	
Bolsters	342	
Pillows	818	
Blankets	1220	
Sheets	502	
Counterpanes	396	
Articles of Clothing	1686	
Carpets	205	
Miscellaneous Articles	2698	
		8614

an alleged insanitary area.

Vestry of Saint John, Hampstead.

SPECIAL REPORT OF THE MEDICAL OFFICER OF HEALTH.

VESTRY HALL, HAMPSTEAD.
18*th July*, 1898.

TO THE PUBLIC HEALTH COMMITTEE.

GENTLEMEN,

Pursuant to the instructions of the Vestry, I have to submit to you a report:—

1st.—As to the sanitary condition of the houses in Netherwood Street, Kelson Street, and Palmerston Road.

2nd.—As to the number of rooms allotted to every family resident in each house, and the number of persons in each tenement.

(1.)—The three streets in question abut on the High Road, Kilburn, and contain 162 houses, of which the large majority are registered as "houses let in lodgings."

The streets are wide and the houses, which were originally designed for the occupation of one family of the middle class, are now almost entirely let out in sets of rooms to the artizan and labouring classes.

The drainage has in some instances been modernized, but is for the most part as originally constructed some 30 years ago, with the exception that all soil pipes are now ventilated, and that old container closets have been abolished.

The houses are well lighted, have through ventilation from front to back, and the rooms can be easily ventilated by sash windows.

The water supply appears to be ample, the West Middlesex Company gives constant supply, which is drawn from the rising main, and many of the houses are furnished with a second draw-off tap from the main on the second floor.

The closet accommodation is sufficient, except in two houses, where an additional closet must be ordered if the present number of inhabitants is to be maintained; it was stated, however, that most of the adults living in these houses were out at work all day. The apparatus of the closets was mostly found to be in good working order, and the closets themselves were generally clean.

The paving of the yards and wash-houses was frequently found to be defective, whilst the wash-houses from being in constant use were more or less in bad repair, broken windows were often not replaced or were boarded up. The backs of the houses, in some instances, presented a neglected appearance owing to the absence of paint, and to the mortar having fallen from the brick courses, whilst the strip of ground originally intended for garden purposes had become a neglected drying ground or play-yard for children, and looked very unsightly from fallen party walls and other heaps of dry rubbish.

The practice of keeping fowls, rabbits, pigeons, and even ducks in more or less confined runs and hatches in these yards appears to be very popular, and adds to the general untidy appearance; bones, cabbage leaves and other vegetable matters are thrown to these birds and animals and not afterwards swept up, and when the birds are let loose in the yards they also occasion a nuisance from their droppings. The

keeping of poultry appears to have great attraction for this class of people, and it was stated that the birds afforded a valuable reserve of animal food in the winter when men were out of work.

In the interior of the houses the chief requirements were the need of cleansing, whitewashing, &c., of ceilings, and the repair of the plastering of walls, which were frequently destroyed by the young children. Much depended, of course, upon the character and habits of the tenants. Some rooms which had not been whitewashed for three years were cleaner and in better order than others which had undergone that process within the last nine months; but it must be remembered that cooking, living and often washing in the same room rapidly lead to dirty walls and ceilings.

The best kept houses were those which had a responsible landlord, that is one who rents the house and carefully sublets it.

The worst kept were those where the owner did not reside on the premises, but called to collect the rents weekly by self or agent. In these cases the stairs were often found to be dirty and the yard very neglected.

(2.)—As to the number of rooms allotted to every family, I found after personally inspecting 1425 rooms in the 160 houses, that they were occupied by 580 families, of which 74 families occupied 4 or more rooms; 111, three rooms; 228, two room; 172, one room. Of the people occupying one room 47 were let to one adult; 59 to two adults (mostly man and wife, but sometimes to two females); 7 to three adults (man and wife and one child over 10 years); 20 to two adults and one child; 22 to two adults and two children; 4 to two adults and three children; and 1 to two adults and four children; 9 to one adult (widows or single) with one child, and one to four adults.

With regard to the cubical capacity of the rooms, legal overcrowding was found to exist in two instances, both in one house, No. 5, Kelson Street, the cases being 4 adults in one room, and 2 adults and 4 children; in the first instance the overcrowding was caused by the return from service of a son and daughter a few days before my visit, and in the second the tenant had only been three weeks in the house and had been promised an additional room.

It must be remembered that by our bye-laws all persons over 10 years of age are reckoned as adults.

Of the 228 families occupying two rooms, 3 individuals had two rooms each. 44 families, 2 adults; 11 families, 3 adults; 7 families, 4 adults; 4 families, 5 adults; 25 families, 2 adults, 1 child; 33 families, 2 adults, 2 children; 28 families, 2 adults, 3 children; 25 families, 2 adults, 4 children; 9 families, 2 adults, 5 children; 2 families, 2 adults, 6 children; 4 families, 3 adults, 1 child; 5 families, 3 adults, 2 children; 4 families, 3 adults, 3 children; 4 families, 3 adults, 4 children; 5 families, 3 adults, 5 children; 1 family, 3 adults, 7 children; 4 families, 4 adults, 1 child; 1 family, 4 adults, 2 children; 4 families, 4 adults, 3 children; 3 families, 4 adults, 4 children; 1 family, 5 adults, 1 child; 2 families, 5 adults, 3 children; and 1 widow and 5 children.

No legal overcrowding was detected among families occupying two rooms. Some landlords refused to receive children at all, others limit their lettings to families with 2 or at most 3 children. It becomes, therefore, increasingly difficult for a man to find accommodation for his family in proportion to its size, with the effect that people with more than 4 children tend to sink into badly kept houses, partly because the rents are a trifle less, and partly because the other tenements in the house are already let to large families.

The total number of souls in the 160 houses was 2264, of which 668 were children under 10 years of age, an average of a little more than 14 for each house, against 7 for the rest of the Parish. The highest number found in any one house was 30, viz., 13 adults and 17 children. 3 houses held 28, also largely occupied by children.

On the whole I have come to the conclusion that the condition of this property and its inhabitants has very much improved. Only two cases of legal overcrowding were found, and in only two instances was the closet accommodation insufficient, and that to a very limited extent. The dirty walls and ceilings of badly kept houses will undergo their annual cleansing in due course.

No case of actual want or destitution came under my notice, whilst the children looked healthy, well fed, and fairly clothed.

It is possible, as it has been stated, that parents and young children sleep, eat, and wash, &c., in one room. This is to a great extent a question of means with the parents, and provided that the cubic air space is sufficient, your Vestry as the Sanitary Authority has no power to intervene. I cannot but regret that the opportunity was not taken, when framing our bye-laws for the regulation of houses let in lodgings, to insert a bye-law providing for the more effectual separation of the sexes (not being married couples) sleeping in the same room, some instances of which recently came under my notice.

I am, Gentlemen,

Your obedient Servant,

(Signed) EDMUND GWYNN,

Medical Officer of Health.

From the report of Vestry Meeting in the "Express" of June 11. 98.
("This number is not in stock).
" Alleged Overcrowding.- Mr. Newton, pursuant to notice moved " That the medical officer of health be requested to report as to the sanitary condition of the houses in Netherwood Street, Kelson Street, and Palmerston Road, and as to the number of rooms allotted to every family resident in each house and the number of persons in each tenement". In doing so he gave statistics respecting the number of persons occupying rooms in many of the houses in the streets named. In

some there were five families in seven rooms and there were as many as 33 people in some of the houses.
He suggested that, if the report asked for showed overcrowding to exist, the Wells and Campden Charity Trustees might be induced to erect some model dwellings in that neighbourhood.
Mr. Harper seconded the motion.
Capt. Ellis said that some time ago he and Mr. Fletcher J.P., L.C.C., endeavoured to get the trustees named to build some model dwellings in the neighbourhood mentioned, but they were ~~unsuccef~~ unsuccessful.

The motion was carried, and, upon the motion of Mr. Sasby, it was decided that the report of the medical officer should be sent to the Public Heath Committee before coming to the Vestry.

The Vestry adjourned for a fortnight".

ALLEGED OVERCROWDING AT KILBURN.

TO THE EDITOR OF THE "EXPRESS."

SIR,—Referring to your report on Mr. E. E. Newton's motion at the last meeting of the Hampstead Vestry, the medical officer of health has taken the matter personally in hand, and, so far as he has viewed the houses in some of the streets referred to, reports that they are not overcrowded, and in fact have more than the cubical contents legally required. The investigation of all the houses in the area referred to will take some time, and when completed will be fully reported on to the Vestry. I fear Mr. Newton has been somewhat premature in his action, and it will be found that the report of the medical officer of health will not confirm his statements. It is a very great pity Mr. Newton did not act with more caution on such a delicate matter, as he has been the means of causing a needless scare in the locality, which if left uncontradicted would act prejudicially to the interest of the owners.

—Yours, &c., LEOPOLD FARMER,

Member of the Vestry, No. 4, Kilburn Ward.

12, High-road, Kilburn,

June 21st.

ALLEGED OVERCROWDING AT KILBURN.

TO THE EDITOR OF THE "EXPRESS."

SIR,—I am afraid your correspondent, Mr. Leopold Farmer, does not view the sanitary condition and overcrowded state of some of the streets in Kilburn in the same light as I do. If he will again look at the medical officer's last report, together with the statements of the Public Health Committee, with an unprejudiced mind, he will find much food for reflection if he has the true interests of the poor at heart. The Public Health Committee say that the medical officer having examined some of the houses has "found them mostly in *fair* sanitary condition and not overcrowded"—that is to say, not legally overcrowded, for it is perfectly certain, from the return already given, that they are morally so. You might as well be told that a man can subsist on a pound of bread and a pint of water a-day and live in a tub; but that is no reason why he should. The legal standard is low (or high) enough, but why not do all we can to improve on it?

The medical officer, in his ordinary periodical report on the health of the parish, says the annual inspection of all registered houses let in lodgings has now nearly terminated, and incidentally mentions that, although the total number of individuals living in some tenement houses is large, only one instance of legal overcrowding has come under his notice. That raises the question as to how many "houses let in lodgings" there are which are not registered, because, as I understand it, unless so registered the houses would not be subject to this "annual inspection." Of course the sanitary inspectors have the right of entry to any place they may consider overcrowded or insanitary; but what I want to know is, is this systematically done?

I am fully aware that the difficulties of really getting at the actual facts in reference to overcrowding are almost insuperable. For instance, the clergy, as I am informed, hear pitiful tales of the straits the poor are put to, to house themselves and children, told in order perhaps to excite compassion and obtain assistance. In the course of an interview with the Rev. J. R. Taft, vicar of St. James's, in whose parish several Kilburn streets are, a representative of *Church Bells* puts the question, "Have you many poor?" "Yes," says Dr. Taft, "about 5000. I should think that in the east side of the parish we have two streets equal to anything in the East-end of London. The name of Hampstead is supposed to suggest luxury, but there are as many as fifty people in one house in the streets to which I refer, and there are cases of a man, his wife, and his children sleeping, washing, and eating in one room." Now the medical officer, during his inquiries, gets replies which place a totally different complexion on the situation. Which is right of the two doctors, the parson, or the physician? Is it likely that these persons will give such answers, in consequence of which they may be compelled to find extra accommodation, thus causing them to pay still more rent than the exorbitant amount they have at present to find out of their hard-earned wages? Why, sir, I have known of a case where a man has only received, working early and late, twenty-three shillings a-week, who has had to pay six and sixpence out of it for rent and keep a family as well. Is it not scandalous that the rent of two bare rooms should exceed a fourth of the total sum earned?

In conclusion, sir, rent and accommodation is at the bottom of my action in this matter. Hence the opposition of the builders and house agents. I want, if possible, the Wells and Campden Charity Trustees to erect in Kilburn a block of model dwellings such as they have already built in the Town Ward, and which should be let at such rents as the poorer classes in Kilburn could afford to pay; but in order to do this I want to prove to the Trustees the need of such dwellings. They have already built baths and wash-houses in the neighbourhood, which I understand are much used and greatly appreciated. My motion, therefore, asking for a return as to the sanitary condition and number of persons in each house was framed with that object in view, and I am at a loss to understand why anybody with a wish to benefit the poor in this direction should oppose what I have done. Mr. Leopold Farmer is himself a house agent in the locality; so I can therefore quite see that he may be interested from a different standpoint than myself.—Yours, &c.,

E. E. NEWTON.

Overseer of the Poor and Member of Hampstead Vestry for West-end Ward.

7, Achilles-road, West Hampstead.

June 28th.

In *Plans Nos.* 1, 2, *and* 6, the Coal would be shot into Bunkers under roadway, as at present; but in *Plans* 3, 4, and 5, with double row of Boilers, on heavy winter evenings, when all power is going, there would be 25 tons of coal used in four hours, which would be expensive handling if only bunkers under roadway, and would necessitate storing overhead by elevating gear. This would mean using smaller coal than we do now, raising the building higher, and making stronger to carry weight, as well as some means of removing ashes; section of these coal stores may be seen on larger plans on wall.

The question arises which plan will be preferable. I am inclined to favour *No.* 6; it is true there are no Economisers as there is not room; some Engineers have not put them in for want of space. Davy Paxman's firm say they would rather not have them with their Boilers, still Professor Kennedy put them in with these Boilers at the City & Waterloo Electric Railway Station. The chimney or chimnies, if placed as drawn, could be made large enough for further extensions, if Members of Committee think there is any probability of this, further than I have sketched. It must be remembered that I have not allowed for the yearly increase of buildings in the Parish, nor should it be forgotten that nearly all new houses are wired for the electric light. In this arrangement I should like to get the Engine Room somewhat wider, as provision must be made for our water pipes and electric cables, laying at present under this ground.

It may be noted that there is no Economiser in either 3, 4, 5, or 6 *plans*, the chief cause of this is want of space.

With only one arrangement of Boilers could we put in Superheaters, viz., Babcock & Wilcox.

With regard to size of plant, I should like to say that when recently I visited

Parish of St. John, Hampstead.

ELECTRICAL ENGINEER'S DEPARTMENT.

Stone Yard, Lithos Road,
Finchley Road, N.W.
November 21*st*, 1898.

To the Members of the Lighting Committee.

Gentlemen,

Further Extension of Electricity Works.

The time has now arrived when it is necessary to make provision for the further extension of our buildings, to enable us to cope with the probable increase in the demand that will be made upon us.

In doing this, there are several matters that require consideration, among which are:—

1.—To what extent will it be advisable to extend the buildings?

2.—In what manner?

3.—How long will such extension last?

As a practical basis is much better to work upon than a theoretical one, we may take the past as a guide.

The Station has now been running four years; it started with an alternating capacity of 420 KW.

I entered on my duties with you on June 20th, 1895, and on *July* 8*th*, 18 days afterwards, I was obliged to ask you to increase such plant by adding another machine of 200 KW.

In *March*, 1896, I applied again for further plant, and in May of that year a 300 KW. alternator was ordered from Messrs. Ferranti.

On *November* 18*th*, 1896, again I had to come to you for additional power when a second Ferranti of 300 KW. was ordered.

Also in *April of this year* two alternators of Willans-Siemens' make were ordered, each to have a capacity of 350 KW.

Of the original 420 KW., 20 KW. plant has been sold.

The above when complete will make a total of 1900 KW.

Let us now see how many lamps this power will supply.

On Christmas Eve, 1897, our top load was 292 amperes, which was just supplied by steam power of 620 KW.; we ought to have had reserve plant, but that of 300 KW. on order was not completed.

We had at time of this load about 55,000 8 c.p. lamps connected; we have, therefore, here a basis to work upon. It should, however, be borne in mind, that smaller consumers will use a larger proportion of their lamps at one time than the average large consumer; still, if 920 KW. (this includes spare) supplied the maximum demand of 55,000 lamps, 1900 KW. should do the same for 110,000 lamps, and 3900 KW., allowing for spare, would about satisfy 220,000 lamps (8 c.p.)

We now have to consider how soon these additional lamps will be demanded.

From December 31st,	1894,	to December 31st,	1895,	we added	15,229
,,	,,	1895	,,	1896	,,	18,142
,,	,,	1896	,,	1897	,,	17,585

We were, however, obliged to keep back a number of consumers for the last quarter of 1897, owing to want of plant, but made up for this in first quarter this year, when we added 4,890
against the same quarter last year 2,742
We have added this year, to September 30th 16,440

Last year the numbers added between Lady-day to Michaelmas, and Michaelmas to Lady-day, where about equal; if the same happens this year, this would give us over 23,000 lamps for the 12 months; it is difficult to say if this increased rate will be kept up, or whether we may remain stationary, or put on a smaller rate per annum, but I would point out that, at present, the rate is an increasing one, and at this increase we shall reach the 220,000 in about six years.

To look at it from another point, viz., number of consumers.

We added in first 12 months	199	consumers.
,, second ,, ...	260	,,
,, third ,, ...	276	,,
,, up to September this year (9 months)	313	,,

thus showing a large increasing ratio in numbers.

There were last March about 11,400 houses in the Parish, of these, I believe, some 6,500 are rated above £45 per annum. Should we obtain half the Parish eventually on our books, viz., 5,700 houses, 220,000 lamps would allow an average of 38 8 c.p. lamps per consumer, or 32 lamps each for the 4,550 consumers added.

The following figures will assist in forming an opinion on this :—

					Average.
At end of 1895 we had	246	consumers with	19,407	lamps or	78 each.
,, ,, 1896 ,,	506	,, ,,	37,549	,,	74 ,,
,, ,, 1897 ,,	782	,, ,,	55,134	,,	70·5 ,,
In March, 1898 ,,	870	,, ,,	60,024	,,	69 ,,
At present ..	1145	,, ,,	74,000	,,	64 ,,
In 1895 we added	199	,, ,,	15,229	,,	76·5 ,,
,, 1896 ,,	260	,, ,,	18,142	,,	69·7 ,,
,, 1897 ,,	276	,, ,,	17,585	,,	63·7 ,,
To Sept. 1898 (9 months)	225	,, ,,	11,550	,,	51·3 ,,

The next point we have to consider is how best to arrange this plant.

Different designs of Boilers and Engines take up various amounts of ground space, and as this is a valuable commodity, as well as that the large area requires more brickwork to surround it in walls, extra flooring and roof to cover, as well as more excavation, and all these tend to increase the capital outlay per superficial area built upon,—I have had six different schemes got out, with various combinations of plants, to see which will be the most advantageous, and it is upon this point that I wish the Committee to give me some expression of opinion as to which scheme should be further pushed forward.

I have had these laid down to a small scale on one sheet, and a few prints made of same, so as to give a better idea.

I have tried various ways of arranging Boilers and Engines, so that each unit should occupy the same longitudinal space, in order that any additions which might be added, should take up an equal length of both Engine Room and Boiler House, but as we have to arrange in Boiler House for Chimney, Feed-Water Heaters, Pumps, and Economiser, as well as Boilers, this task is difficult.

You may grasp my meaning if you will look at Plan No. 5; this gives the original Station with extension at back and one of the proposed schemes in front; you may notice that the original station is enclosed by a dotted line in the length of Boiler House and Chimney, in the former of which are 800 h.p. Boilers, yet we get 1500 h.p. of Engines in same length in Engine Room, although such are divided up in small units, and larger Engine Units take still less space; past the dotted line at back, I have been able to arrange for over 2000 h.p. of Boilers against a little over 1500 h.p. of Engines, but I had not to build a Chimney; still this has not put the powers equal, and really we ought to have a greater Boiler than an Engine power, as it is more economical to work Boilers under their power, and Engines up to their maximum of efficiency.

Plan No. 1 is laid out for three Babcock and Wilcox water tube Boilers, equal to about 1600 h.p. (I have given all the boiler capacities in h.p. rather than in evaporation, hoping to be thus clearer), Economisers at back of Boilers, and Feed Water Heaters in Engine Room, although in this case they might be in Boiler House, and Coal Bunkers under roadway. In Engine Room there is space for three 500 KW. plants, but as these would require 2250 h.p., only two are shown, with some small plants, either Arc Lighters or Exciters. It extends into Stone Yard from face of present building 83 feet, and would require to go as far as 153 feet to get in sufficient Boiler Power for 3000 h.p. of Engines.

Plan No. 2 is arranged for four Davy Paxman Boilers, 1600 h.p., with Economiser at back, and Feed Water Heaters in Engine Room. This has the same Engine Power as No, 1, it extends 86 feet from front of present building, but Boiler House is narrower. To get in 3000 h.p. it would only require to be extended 53 feet more, making 139 feet from present front.

Plan No. 3 has a double row of eight short Babcock and Wilcox Boilers, utilising the same space for firing and drawing tubes for both sets. Total h.p. 3200, no Economiser, two Feed Water Heaters in Boiler House, and three Pumps, two to work and one spare. This extends into Stone Yard 92 feet. In Engine Room are drawn in four Ferranti Steam Alternators, of a total capacity of 2000 KW., and space for three Arc Lighters and three Exciters.

Plan No. 4 has a double row of eight Davy Paxman Boilers, total power 3200 h.p., no Economiser, two Feed Water Heaters, and three Pumps as before, all in Boiler House, and 2000 KW. of Willans-Siemens Steam Alternators in Engine Room, and space for two Exciters and two Arc Lighters. This extends into Stone Yard 95 feet.

Plan No. 5 has a double row of seven Ellis and Eaves Marine Boilers, of total capacity 3200 h.p., two Feed Water Heaters, and three Pumps as before, but no Economiser. It extends into Stone Yard 95 feet. In Engine Room is same amount of Plant as No. 4.

Plan No. 6 has two Boiler Houses, one on either side of Engine Room, with four D. P. Boilers, two Pumps, and one F. W. Heater in each; also one chimney each, although one of the latter can be dispensed with, and a flue brought round to the other one; the chimney then would be better at other end of Boiler House, as the flue would be drier there, *i.e.*, further away from the water coming down yard.

Or with Ellis and Eaves Boilers, one W. I. stack could be put in for each pair, about 45 feet high, and then no brick chimney would be required.

The Coal Bunkers would be under roadway to Boilers on Office side, and Offices built over such roadway. This extends into Stone Yard 97 feet. Of course only one Boiler House need be built at first. Engine Power same as Nos. 4 and 5.

In *Plans Nos.* 1, 2, *and* 6, the Coal would be shot into Bunkers under roadway, as at present; but in *Plans* 3, 4, and 5, with double row of Boilers, on heavy winter evenings, when all power is going, there would be 25 tons of coal used in four hours, which would be expensive handling if only bunkers under roadway, and would necessitate storing overhead by elevating gear. This would mean using smaller coal than we do now, raising the building higher, and making stronger to carry weight, as well as some means of removing ashes; section of these coal stores may be seen on larger plans on wall.

The question arises which plan will be preferable. I am inclined to favour *No.* 6; it is true there are no Economisers as there is not room; some Engineers have not put them in for want of space. Davy Paxman's firm say they would rather not have them with their Boilers, still Professor Kennedy put them in with these Boilers at the City & Waterloo Electric Railway Station. The chimney or chimnies, if placed as drawn, could be made large enough for further extensions, if Members of Committee think there is any probability of this, further than I have sketched. It must be remembered that I have not allowed for the yearly increase of buildings in the Parish, nor should it be forgotten that nearly all new houses are wired for the electric light. In this arrangement I should like to get the Engine Room somewhat wider, as provision must be made for our water pipes and electric cables, laying at present under this ground.

It may be noted that there is no Economiser in either 3, 4, 5, or 6 *plans*, the chief cause of this is want of space.

With only one arrangement of Boilers could we put in Superheaters, viz., Babcock & Wilcox.

With regard to size of plant, I should like to say that when recently I visited Messrs. Willans' works they were negotiating for a lathe to turn the cranks of their 6,000 H.P. Engines. I asked them had they any of this size on order; I was told no, but they said they were sure to come.

Powers of engines are sure to go up, as well as Steam and Electric pressures.

In conclusion, Gentlemen, I have endeavoured to lay before you:—

1.—What may be the demand on this Station in a few years time.

2.—What power we shall require to cope with the same.

3.—And various ways of laying down such power, with a few details of each,

and I shall be glad to have your opinion as to what power we shall provide, and how it shall be arranged.

Yours faithfully,

GEO. H. COTTAM,

Chief Electrical Engineer.

HAMPSTEAD.

THE HAMPSTEAD CHARITIES.

AN IMPORTANT PUBLIC INQUIRY.

On Monday, by direction of the Board of Charity Commissioners for England and Wales, Mr. Walter A. Wigram, barrister-at-law, Assistant Commissioner, held a public inquiry in the Board-room at the Vestry Hall, Haverstock-hill, "in the matter of the Charities of the Ancient Parish of Hampstead, St. John, in the County of London; and in the matter of 'The Charitable Trusts Acts, 1853 to 1894' and 'The Charity Inquiries (Expenses) Act, 1892.'"

Amongst those present were the Rev. S. B. Burnaby, vicar of Hampstead; Mr. A. P. Johnson, solicitor, Vestry clerk; Mr. H. Harvey, solicitor, representing the London County Council; Mr. Churchwarden C. W. Ryalls, LL.D.; Rev. F. R. Brooks, curate of St. Paul's, Kilburn, and Mr. R. Segar, people's churchwarden; Rev. J. Kirkman, vicar of St. Stephen's; Rev. D. T. Maylott, minister of the Ebenezer Methodist Chapel, Mill-lane, West Hampstead; Mr. E. E. Newton, Overseer; Capt. R. Ellis, Mr. W. H. Watts, Messrs. E. S. Payne, Overseer, R. Hackworth, G. W. Potter, J. W. Boden, &c.

The Scope of the Inquiry.

The Assistant Commissioner, before opening the inquiry, stated that the object of the Charity Commissioners was to gather together all information obtainable with regard to all charities. The inquiry which was now about to be held was one of a series which had been held during the past four or five years. Fifty-one inquiries had been held, and forty-three reports had been issued. The reports would contain a resumè of the result of Lord Brougham's and subsequent Commissions, followed on by the latest details obtainable in his own inquiry. They would also contain a tabular summary giving the income from all charities and the manner in which they were employed. He was anxious to obtain as full a history as possible of all charities in existence, and he hoped that anyone present who had any information to impart would give it.

The Edward Harvist Charity.

This was the first one dealt with by Mr. Wigram, who stated that it was founded in the fifteenth century by Edward Harvist, the income of property worth £5000 in the parish of Islington to be applied towards the maintenance of the road from London to Edgware. A number of parishes benefited under this trust, and Hampstead only to a small extent. In 1894 Hampstead received £82 13s. 4d.; in 1895, £47 2s. 6d.; in 1896, £98; in 1897, £54.

In reply to the Assistant Commissioner, Mr. Johnson, the Vestry clerk, stated that the amounts had been regularly received. The money had not been used especially for the making up of that particular road, but had been thrown into the general roads account. It was a very small item towards the repairing of the portion of the road in Hampstead.

The Assistant Commissioner said he had found that in all the other parishes it was the practice to put the money into the general account. The dividends were received by the Hendon Rural Sanitary Authority, and by them paid over to the different parishes.

The John Lyon Charity.

This was stated to be the sum of £1412 19s. 6d. received from grounds rents, left by John Lyon, the founder of Harrow School, for the repair of the roads from London to Edgware, and from London to Harrow.

The Assistant Commissioner said the money was received by the Governors of Harrow School, and by them paid over to the various parishes. He presumed the same was done with the share received by Hampstead as in the previous case?

Mr. Johnson: That is so.

In answer to Mr. Newton, the Assistant Commisioner stated that the property from which the rents were derived was in Marlborough-place, St. Marylebone. It would be much more valuable about the years 1916 to 1945 when the leases fell in. He had gone fully into this charity in the Paddington inquiry.

Mr. Newton asked where a copy of that report could be obtained when issued, and was informed by Mr. Wigram that the reports would be issued as Parliamentary papers, and could be purchased for a few pence at any shop where such papers were usually sold.

Ebenezer Chapel.

The bequest to this chapel left by William Pierce was stated to be the income arising from £300, for the benefit of "a meeting house in Hampstead, opposite the sign of the Yorkshire Grey."

The Rev. S. B. Burnaby said the chapel was formerly situated in Heath-street, opposite the end of Church-row. When the town improvements took place the meeting house was removed by the consent of the Charity Commissioners to the present site in Mill-lane, West Hampstead.

The Rev. D. T. Maylott, minister of the chapel at the present time, stated that £10 was still received yearly. The chapel was registered as a place of worship. They had a Sunday-school beneath the chapel, all part of the same building.

A Missing Legacy.

The Assistant Commissioner asked for details of a legacy of £100 left by one William Goulding for the repair and keeping in order of a tomb in the Parish Churchyard.

The Rev. S. B. Burnaby said he knew nothing about it.

Mr. Newton remarked that it was most important that the point should be cleared up. The tomb in question was that of a once well-known cricketer, he believed.

The Assistant Commissioner said it was not a charitable bequest, and therefore did not come within the jurisdiction of the Charity Commissioners.

Mr. Burnaby repeated that, so far as he

knew, no sum of money had ever been received for such a purpose.

JOHN CLARKE'S CHARITY.

This was the sum of £100 invested in East India Railway Stock, the income of which was to be devoted to the local Charities of St. Paul's, Kilburn. Left by John Clarke in 1858.

The Assistant Commissioner gave a brief history of what had been done with the money, which he said had been allowed to accumulate of late years. Last year the trustees obtained the sanction of the Charity Commissioners to sell out the stock and devote the money to a fund for the acquisition of a site for a mission hall. He now asked what had been done in the matter.

Mr. Segar, churchwarden of St. Paul's, stated that when the money was handed over to them they were in negotiation for a site, but that had fallen through. They were in negotiation for another site, but had not much hope of getting it. The money now amounted to £247 13s.

The Assistant Commissioner said he thought it would have been better had the money remained invested.

Mr. Segar said a portion of it was still invested, and the remaindar was on deposit in the Kilburn branch of the London and South-Western Bank.

ST. MARY'S CLOCK AND BELLS.

The sum of £350 had been left, said Mr. Wigram, by Samuel John Houseley, for the permanent maintenance of the clock and bells of St. Mary's, Kilburn.

Capt. Ellis said none of the trustees of the fund were present but he knew the money was being still applied for the purpose for which it was left. The trustees, he knew, were all alive.

The Assistant Commissioner: I summoned Mr. Walter Willis, one of the trustees, but, as he is not here, I must get further particulars from the vicar.

Capt. Ellis said he thought the bequest was no more a charitable one than that referring to the tombstone.

The Assistant Commissioner said the bells and clock were part of the edifice. If the tombstone had been in the church the bequest would have been valid.

THE SHAKESPEARE CHARITY.

The Assistant Commissioner said this was the sum of £100 left in 1802 by one Henry Shakespeare, the income from which was to be spent in providing books for the Hampstead Sunday-school. From the inquiry made by Mr. Skirrow in 1862 it appeared that the stocks had been sold out prior to 1855, and the money had been applied, without authority, to the building fund of the National Parochial Schools. As these two schools were closely identified the trustees probably thought they were doing right. As the Charitable Trusts Acts had only just then come into force (1853) they very likely knew nothing about having to make application for the consent of the Charity Commissioners.

The Rev. S. B. Burnaby said he had all the correspondence which was written on the subject at the time, and from one letter it appeared that Mr. Skirrow, who made the inquiry in 1862, was too ill to attend to the matter. It also appeared that if the Sunday-schools were discontinued the money was to go to benefit certain poor old women in the parish. The new schools were built in 1856.

Mr. W. H. Watts: I remember the old schools in New-end, fifty-nine years ago. At that time the infants' school was at the top of Holly-walk.

The Assistant Commissioner asked if the bequest was for the benefit of a Church of England school or not.

The Rev. S. B. Burnaby: Certainly. All the conveyances were made out in the names of the vicar and churchwardens of the parish of St. John. There was no endowment on the schools now. The only endowment they had had was sold and the money put into the building fund. The land given to them by the old Metropolitan Board of Works when the Board took part of their premises had been used, he thought, to make a separate entrance to the boys' school. A mission hall had been built on a part of the site.

The Assistant Commissioner said he doubted by what right they had built a mission hall on the school premises.

Mr. Burnaby said it had not been built out of school funds, but was a benefit to and used by the school.

Dr. Ryalls: Say it is school property, used occasionally as a mission hall. (Laughter.)

All the papers, deeds, &c., concerning the school were handed by Mr. Burnaby to Mr. Wigram for investigation.

ST. STEPHEN'S NATIONAL SCHOOLS.

The Assistant Commissioner asked what had been done with regard to the proposed sale of the site of St. Stephen's Boys' School in Worsley-road, a site worth £1250, held upon a charitable trust.

The Rev. J. Kirkman said the site was virtually sold, and they proposed, with the sanction of the Charity Commissioners, to apply the money which they would receive to the building of a Sunday-school on a site adjoining the church in Pond-street. They had already got the consent of the Ecclesiastical Commissioners to build there. The Girls' National School was not held upon any charitable trust.

THOMAS CLEAVES (1635).

Rent-charge of £2 16s. per ann., secured upon land at Battle-bridge, St. Pancras. To be applied thus: Thirteen penny loaves to be distributed each Sunday morning amongst twelve poor people (inhabitants), or to a lesser number, as the minister and churchwardens shall think fit, the clerk to be one of the twelve or lesser number and to have one of the loaves. Any overplus of the £2 16s. to be applied towards the maintenance of poor inhabitants or the repair of the church or chapel, according to the discretion of the minister and churchwardens.

The Rev. S. B. Burnaby said that in order to keep down expenses, and so make the charity more useful, he had for some years dispensed with the services of a clerk.

JOHN RIXTON (1657).

Rent-charge of £7 10s. per ann. payable out of five copyhold houses situate in High-street, Hampstead. Of this sum £2 12s. to be laid out yearly in twelve pennyworths of bread to be distributed every Sunday amongst the poor of the parish, the remainder to meet various

expenses connected with the parish church.

The Rev. S. B. Burnaby, in answer to the Assistant Commissioner, said the bread was distributed by means of quarterly tickets, signed by the vicar and churchwardens. He (Mr. Burnaby) always took the greatest care in selecting suitable persons for the charity.

The Vestry clerk remarked that the quantity of bread allowed each recipient varied of course with the price of same.

Mr. Burnaby added that Mr. Johnson was kind enough to manage the accounts for many of the charities, free of all expense, as his predecessor had done before him. They were very much obliged to him for it. (Applause.)

ELIZABETH SHOOTER (1727).

Six acres, 3r. 0p. of copyhold land at Langley Marish, Bucks, let at the yearly rent of £30, free from land tax and all parochial taxes, but subject to a deduction of 7s. 7d. a-year payable as a quit rent to the lord of the manor of Langley Marish. This sum goes to the maintenance of two poor widows of the parish of Hampstead during their lives; to be nominated from time to time, as either of them shall die, by the minister of Hampstead for the time being.

The Assistant Commissioner asked who were the trustees, but no information was forthcoming.

The Vestry clerk said he thought there were some old deeds, and he would look them up.

The Rev. S. B. Burnaby said that all he knew about the charity was that he received the rent, which had been doubled. He had thus been able to provide for three widows, to whom he gave such sums as he thought best.

Capt. Ellis said there appeared to be no authority for giving to three.

The vicar replied that the money was given at his discretion; he submitted to no jurisdiction in the matter. At the present time two of the widows lived in his parish; the other, who had recently died, resided in Kilburn.

Capt. Ellis asked Mr. Burnaby if he could make provision for any further candidates.

Mr. Burnaby: Yes, if someone will find the money.

Capt. Ellis: I will find the widows. (Laughter.)

In response to the Assistant Commissioner, Mr. Burnaby said the charity was not confined to members of the Church of England.

THOMAS RUMSEY (1798).

£889 9s. 8d. The dividends are laid out in the purchase of coal, to be distributed at Christmas in each year to such poor families (parishioners) frequenting the Church of England, and not receiving alms from the parish, as the trustees shall deem proper objects.

The Vestry clerk explained that the four trustees distributed the coal by means of tickets, first ascertaining the price from two or three dealers. The value of the tickets was about 2s. 6d. each.

Mr. Newton pointed out that there were only three trustees, whereas there should be four. Could the Rev. G. F. Head remain a trustee, having left the parish?

The Assistant Commissioner: No. Steps had better be taken to fill the vacancy.

The Vestry clerk said he would bring the matter before the Vestry at the next meeting.

ELIZABETH ANN HUME (1856).

The dividends, amounting to £2 9s. 4d., to be applied every third year, as far as needful, in repairing, cleansing, and keeping testatrix's vault and tomb in decent order, the surplus not required for those purposes to go to the poor.

Mr. Newton asked how it was none of the money was applied to keeping the tomb in order, as stated.

The Assistant Commissioner said it had been decided in a Court of Law that a bequest of this kind was not valid.

Mr. Burnaby said the money now went to the poor.

ELIZABETH BLONDELL.

£56 6s. 9d., 2¾ per cent. consolidated stock, standing in the names of the Official Trustees of Charitable Funds. The will directs that the income is to be paid yearly to the minister of the parish of Hampstead for preaching a sermon in the church or chapel yearly on Good Friday in the afternoon.

In reply to a question, Mr. Burnaby said he did not always preach the sermon, though he provided it. He always received the money.

JOHN STOCKS (1781).

This charity is applied in educating and clothing ten fatherless poor children of the parish—six boys and four girls—apprenticing the boys at a premium of £5 each, and the girls at £2 each. The annual income now amounts to about £76, and the number of children educated and clothed at the expense of the charity is about thirty. The eight trustees (parishioners) are chosen by the Vestry.

Mr. Newton asked if Mr. J. S. Fletcher, one of the trustees, was a parishioner; had he not removed from Hampstead?

A reply was forthcoming to the effect that, though Mr. Fletcher did not live in Hampstead, he rented a flat here.

Capt. Ellis, the treasurer, stated that the apprenticeship system was not now kept up, and the income was spent wholly upon education and clothing.

Mr. Burnaby said that, though they had a balance in hand, they had clothed every child that applied. Although the clothes were very handsome it was difficult to get children to wear them. They disliked "Charity clothes."

ISABEL CONSTABLE.

The income of £50 (£1 7s. 8d.) left by Isabel Constable in 1889, to be applied in keeping in repair the tomb and family vault, in Hampstead churchyard, of testatrix's parents, with power to the vicar at his sole discretion to apply so much of income not required for such repairs in relieving the necessities of poor and respectable inhabitants of Hampstead.

The Rev. S. B. Burnaby stated that in February 1889 he was informed by the Charity Commissioners that the trust for the repair of the tomb and family vault was invalid. Therefore no portion of the income could be applied to that purpose. It was now distributed as annual gifts for the poor.

Mr. Newton: Why is the will invalid? The tomb is that of Constable the artist, and many people complain of the dilapidated state which it is in.

The Assistant Commissioner said it was invalid by Act of Parliament. It was done to prevent perpetuities.

HENRY WAITE (1720),
JOHN ROBINSON, Bishop of London (1723),
MARY ARNOLD (1767),
FRANCES MARSHALL (1772),
ROSAMOND MARSHALL (1785),
ANN MALLORY (1789).

These charities, Mr. Burnaby explained, were called for convenience "Annual Gifts," and one-third was distributed in the Kilburn portion of the parish by the people's warden. He (Mr. Burnaby) used his own discretion in distributing the money, which amounted to fifteen guineas. Occasionally he gave sums amounting to one or two pounds in special cases. In the case of the Ann Mallory charity, instead of the money being "laid out in the purchase of threepenny loaves, to be distributed on every Sunday by the minister and churchwardens, at their discretion, among the poor of the parish of Hampstead," a four-pound loaf weekly for thirteen weeks was delivered by the baker in the usual way.

Replying to the Assistant Commissioner, the Vestry clerk said the accounts of these charities were kept separate, but the trustees sent a cheque for the whole amount, which was afterwards split up into the proper proportions.

THE WELLS AND CAMPDEN CHARITY.

On resuming the inquiry after an interval for luncheon the Assistant Commissioner called for evidence respecting "the Wells Charity and the Charity of Elizabeth Viscountess Dowager Campden."

Mr. G. W. Potter, one of the trustees, said that the clerk to the trustees, Mr. F. J. Monro, was ill and unable to appear, and therefore he was present to give all the information in the possession of the trustees. Mr. C. Fletcher, Mr. Monro's clerk, who was acquainted with all the details, was also present. The gross income of the charity last year was £3943 7s. 7d. The trustees met on the third Wednesday in every month, except August and September. The average attendance of trustees was nine or ten, and the detail work was executed by committees. Mr. F. J. Monro was the clerk at a salary of £150 per annum. Mr. Joseph Coates was the receiver of the rents. He was paid by commission, four per cent. on ground rents, &c., and five per cent. on the rents of the artisans' dwellings and washhouses. Lloyds Bank (Rosslyn-hill Branch) and the London and South-Western Bank (Hampstead Branch) were the bankers. Cheques were always signed by two trustees, and counter-signed by the clerk. The charity had no land let in allotments. All the land had been covered with bricks and mortar. Vacancies of pensions were advertised in the *Hampstead Express*, which was the journal mostly read in the parish and notices (of which a copy was produced) was posted on the doors of the various churches, chapels, and public institutions in the parish. An election took place whenever a vacancy occurred. Five men and seventeen women were in receipt of pensions, all the pensioners being over sixty years of age, their average age being seventy-two. £150 a-year was allotted to pensions, each recipient having 5s. a-week, which was distributed weekly by lady almoners. There were only two instances of pensions having been withdrawn—one in the case of a man who had to enter the Workhouse Infirmary, and another in the case of a woman on account of drunkenness.

The Assistant Commissioner said that Clause 30 of the scheme provided that the pensioners should be poor persons of good character who had resided in the parish for not less than six years, and who from age, ill-health, accident, or infirmity, were unable to maintain themselves by their own exertions, preference being given to those who had become reduced by misfortune from better circumstances. Were these conditions carried out thoroughly?

Mr. Potter replied in the affirmative. The elections were made by the trustees, acting upon the recommendation of the Pensions Committee.

The Assistant Commissioner: Under Clause 38 are there any accumulations of pension fund money?

Mr. Potter: No, sir.

The Assistant Commissioner: I suppose you have a great many applications for the pensions?

Mr. Potter: Yes. The last time there was a vacancy there were over forty applicants. The pensions are very much sought after. Each application is considered on its merits.

Mr. Newton said that he should like to point out that this was a very rich charity, and yet the unsuccessful applicants were informed of the result of the election on a miserable post-card. He suggested that in future a closed letter should be sent.

The Assistant Commissioner: Surely it is not a great dishonour to be an applicant for a pension.

Mr. Boden: They would not mind the whole world knowing if they got the pension.

The Assistant Commissioner: It is not like receiving or applying for Poor-Law relief.

Mr. Newton said the matter had been mentioned in the *Express*.

Mr. Potter: The trustees will consider the subject at their next meeting.

The Assistant Commissioner: There is not much in it, but there is, I am sure, no desire to hurt anyone's feelings.

Under the heading of "Donations to hospitals, &c.," Mr. Potter said that last year the following donations were made:—Hampstead Nursing Association, £100; North London Hospital for Consumption, £12 12s.; Hampstead Hospital, £10 10s.; Hampstead Dispensary, £10 10s.; Kilburn Medical Institute, £5 5s.; North-West London Hospital, £5 5s.; per Charity Organization Society for surgical and convalescent cases, £55 18s.; total, £200. All these institutions were in or near the parish. The trustees received a number of letters for admission to the hospitals in return for the donations. Applications for letters were made to individual trustees or to the clerk.

Mr. Newton asked what was obtained from the Charity Organization Society. He understood that the society spent a great deal in inquiries.

The Assistant Commissioner: That is a popular delusion.

Mr. Potter: Not one penny of the grant from the charity goes in inquiries. It is all spent in surgical instruments or in convalescent aid.

The Assistant Commissioner: Under Clause 40 the trustees may appropriate the sum of £150 to apprenticing, putting out to service, or advancing in life children of the parish. How is this done?

Mr. Potter: The amount is expended partly in apprenticeships, and partly in providing outfits. A donation of £50 was made to the Hampstead School of Cookery. Scholarships had been established for the higher education of children attending the public elementary schools of the parish. The children competing were generally those of artizans or small tradesmen, but the children of others had sometimes competed—in one case the son of one of H.M. Inspectors went in for a scholarship, and nearly succeeded in getting it. Most of the successful children came from the Board schools. One school, the well-known Fleet-road Board School, which succeeded in attracting all the clever children, had hitherto carried off the lion's share of the scholarships. The trustees thought it only right that some of the money should go to the other side of the parish, and they had lately decided to offer the scholarships in two sections—one for the east and one for the west side of the parish.

The Assistant Commissioner: Under the new scheme there is a clause enabling the trustees to make grants to assist families to emigrate.

Mr. Potter: We have not yet put that into operation.

Coming to the artizans' dwellings erected by the charity, Mr. Potter said the Wells-buildings cost £5419, and produced £360 in rent last year. Single rooms were let at 3s.; two rooms at 5s. 6d.; and three rooms at 7s. per week. The Campden-buildings cost £11,812, and produced £960 in rent. Single rooms were let at 3s. 3d.; two rooms at 6s. 3d.; and three rooms at 8s.

Mr. Newton pointed out that both blocks of buildings were in the Town Ward, and suggested that a block should be erected in the Kilburn district.

Capt. Ellis said the trustees had considered this proposal, but for various reasons could not carry it out.

The Assistant Commissioner: You still have some mortgages to pay off?

Mr. Potter: Yes. I do not think the income of the charity will increase. We are at high-water mark.

Mr. Newton suggested that perhaps the value of the Well-walk property would increase.

Mr. Potter: I think not. Some time ago two old houses were pulled down. Now we get £10 instead of £50 a-year.

In conclusion Mr. Potter dealt with the baths and washhouses erected in Palmerston-road and in Flask-walk. The former cost £3700 to erect, and the latter £3600. They were very greatly appreciated.

The Assistant Commissioner: They are worked at a loss, but of course this must be.

Mr. Potter: Yes.

THE WILLIAM PIERCE CHARITY.

The Assistant Commissioner stated that the only other charity was the William Pierce Charity, the particulars of which Mr. Monro had promised to send on to him. It was founded in 1771, and was more an ecclesiastical charity than a public one.

THE REPORT.

The Assistant Commissioner thanked those who had attended the inquiry, and said that he should present his report in due course. He hoped that it would be satisfactory, in the sense that it would give all information respecting the charities of the parish. His report would be presented in the form of a Parliamentary paper, and he hoped it would be complete. It would not be ready for about ten months. Anyone would be able to obtain a copy for a few pence.

The Assistant Commissioner had to hire a four-wheeled cab in which to convey the various documents put before him in the course of the inquiry to Whitehall.

Hampstead "Express"

Mr. Wetenhall, J.P. (late L.C.C., Vestry &c.)

Location 10-21 5

Jan. 16th J. A.

Interview with Mr. J. T. Wetenhall, at 16 Maitland Park Villas, N.W.

Mr. Wetenhall has been for 30 years connected with public work in St. Pancras. He has just resigned his position on the Vestry after many years work, during which he was 3 times chairman and several times churchwarden. He was a member of the L.C.C. but lost his seat at the last election, on a strictly party fight, by a narrow majority. He is still a J.P., a Guardian, and member of the Asylums Board.

By profession he is a publican, and has "run" as many as 6 or 7 houses at once, both in the centre of London and the suburbs. He has now, I think, retired. Personally, he is a rather tall powerfully built man with an open face, large features, weak eyes, and grey whiskers and beard. He is suffering from an affection of the eyes, but otherwise has the look of a man well able to hold his own. He is affable and talks very readily, sound practical common sense. I formed a quite favorable impression of him and though some matters of which he spoke were such elementary facts in regards

Lack of Interest in Local affairs.

to Local Government that I have not thought it necessary to repeat them here, enough is, I think, set down to give the salient ideas of the man. He is classed as a Moderate but I should say that on nineteen points out of twenty he is thoroughly Progressive. He had been at some trouble to prepare notes and always spoke with a view to comparing past and present. The Vestry was first referred to.

He thinks the new method of election a most distinct advance on the old, under which the candidates often elected each other. He has known meetings held to elect 6 Vestrymen at which only 6 persons were present, and some of these have had to be pressed very hard, to induce them to stand. "Very well" they have said "but you mustn't expect to see me there much." The only local election fights were between publicans and teetotallers. Even now the interest is not nearly what it should be and he much regrets it. At the last election of Guardians he was returned

Deterioration of Vestry.

Building & Sanitation.

at the head of the poll in his ward, but only had 264 votes in an electorate of 3,000 and except when there is a keen party fight, the Vestry elections are not much better.

Though loth to speak against his late colleagues, he felt honestly bound to say that the Vestry had not improved of late. The men were not of the calibre they used to be. It was very difficult to keep order and decorum. The Trade Union men fought just for their own hand and nothing else.

Much greater care now than formerly is exercised in regard to the materials of which houses are built. In Highgate New Town, some years ago, he found that the refuse from cow-yards was being used to plaster the walls of new houses. He called the attention of the then medical officer (Dr Shirley Murphy) and was threatened with libel actions. Had it not been that the doctor corroborated him and stood by him, he might have got into a good deal of trouble over it. (His

Streets & open spaces.

Workshops.

Registration & Inspection of Property.
Difficulties of the Medical Officer.

would be the case mentioned by Dr Sykes). Builders would still be up to these tricks were they not sharply watched.

Drainage also vastly improved, and flooding prevented by construction of a new main sewer by L.C.C.

Water supply abundant & of splendid quality.

The streets also are cleaner, and St Pancras has done well in the matter of open spaces, tho' there are no actual playgrounds.

The Parish was one of the first to employ a female inspector of workshops and she has done very good work.

All infectious cases are promptly attended to, and so are all complaints, but the latter are not always legitimate. Tenants in arrears with rent will sometimes allege defects in order to give the landlord trouble. But he agrees that more ought to have been done in the direction of registering and inspecting houses, and that the interference

The question of Rates.

of the L.C.C is justified. This is not the fault of Dr Sykes whom he considers a splendid and most conscientious fellow, but is owing to the opposition with which he has to contend. The medical officer in any parish is about the most unpopular officer. If he does his duty he makes enemies of all the small property owners, whilst he displeases the many whose first idea is to keep down the rates. Dr Stevenson (a very eminent man) and Dr Shirley Murphy were both practically compelled in turn to resign the medical officership, owing to the rebuffs they received. The latter was actually out of a berth some time before he got appointed by the L.C.C.

Dr Sykes always has the support of his Committee and they bring up his recommendations to the Vestry but they are knocked back by the small property owners, who raise the cry of "more rates" and frighten others into joining them.

He (Mr Wetenhall) has been called over the coals sometimes for saying that the rates must

Food & Drink.

Labour

go up, but so much more has to be done in all directions that this is inevitable. The return is secured in improved health and comfort. He has been in a minority scores of times on this question of rates. Certain members, in order to obtain popularity, always move to cut down the estimates by a half penny and penny in the pound and this succeeds, with the result that required work is put off or left undone. He now advises committees he is on to allow for this by asking for a ½d more than they want.

The law relating to adulteration is vigorously enforced, but the exposures have not been nearly so great as was expected when Act first put into force. Shop keepers pretty honest, milkmen chief offenders.

Salaries and wages all considerably increased and latter approach Trade Union rates. Probably nearly as high as any London parish. Holidays and sick pay given. Trades Union clause

Baths & Libraries.

Electric Lighting.

inserted in all contracts.

Labour very largely employed direct. Do own paving, road making and cleansing and about half the dust removal. Cartage done by contract - dont keep horses. Agrees with direct employt where practicable.

In erection of baths and washhouses, St Pancras has been right in front. Have 2 sets and about to erect a third, at great cost, for northern part. They dont pay at present, "but I look for health before profit in sanitary matters".

Much regrets the decided rejection of the Free Libraries Act, regards libraries as a great boon, but thinks it was a little injudicious tho' doubtless well intended to run the movement from the Passmore Edwards Settlement. The settlement is known to be closely connected with the Unitarians and jealousy is aroused.

Mr Wetenhall claims to ~~be~~ have been one of the pioneers of electric lighting in St. Pancras,

appreciation of late Eccleston Gibb.

A Stern Fight.

which was about the first parish in London to adopt a municipal scheme. The late Eccleston Gibb had many faults but they were private and not public. In establishing electric light and in other directions his efforts were enormous, & he rendered very great service to the parish. The light is now returning 6% and the authorities are at the same time acquiring a very valuable property.

But it was a very hard fight to get it. The opposition was very strong indeed and was ably led by a prominent lawyer, who would come down armed with sheets full of figures to show how impossible it was for them to run the work successfully. "If you want to overwhelm the Vestry" said Mr W "give them plenty of figures. Never mind if they are not quite correct. Not 3 men on the Vestry can answer you"

Mr W. has still a lively recollection of that exciting time. "I used to leave home as I thought pretty cheerful, and come back after the meeting as irritable as a bear and want to throw the

Condition & Character of Population.

Early Marriages

cat out of the window"

Turning to general questions Mr W. thinks there has been distinctly less poverty this winter. Men have had, owing to the mild weather, a much better chance of earning their living, and building has hardly been stopped for a day. He has been going about to take particular note of this.

But there is an awful amount of idleness, lust, and improvidence, instanced particularly in early marriages. He admits drink to be an evil, but says it has little to do with these cases. They frequently have quite young women, coming before the guardians - 2 or 3 small children at home - something wrong with husband, and no provision whatever made. These women look to be helped in each confinement, either by the guardians or with maternity bags, etc. And they dont make any trouble about it. Standing behind his bar in Westminster he has heard women say "I dont care how many kids I have. Let the Guardians keep them."

Pauperism hereditary.

Wetenhall L.C.C. &c.

Mr W. is strongly impressed with the evil ~~of~~ resulting from contact with the Poor Law, and it is this which makes him lay such stress on the evil of early marriages. Originating in ~~desire~~ and a want of all prudence, they so ~~a~~ often lead the young people to the guardians and once they come, there is no getting rid of them. And the evil does not stop at the immediate applicants, but tends to produce a race of paupers. He regards pauperism as being mainly hereditary. It is so, he believes, in 20 cases out of 22. The same faces, or the same names or connections, come up again and again. The Guardians have, in some cases, taken children when quite young and have taken every precaution to dissociate them from the workhouse, but they have drifted back. He mentioned a case at present engaging their attention - that of a man who used to be one of their "show boys" and took several prizes for good conduct. That man was taught the trade of a scalemaker, and set up

Crime.

Wetenhall late LCC&c.

in business for himself. After a time the Guardians apprenticed a lad with him and they were now trying to cancel the indentures because the man had turned out a lazy vagabond, who half starved and ill-treated the boy. "That man will be back with us before long" [Qy. Does not this very 'show' business tend in the wrong direction? children visited by Guardians or invited to the house at intervals to be patted on the back & win prizes etc. Do they not regard the Guardians as their natural protectors and go to them as naturally as ordinary children to their parents]

He notes an increase of youthful ruffianism in the district, particularly Malden Rd, down which it is hardly safe to go on Sunday nights. This never used to be so. If he speaks to the Police they retort that the Magistrates don't help them to stop it. He admits reluctance of the Bench to send lads to prison. Herding with old criminals they may be ruined. Some of these boys delight to be seen walking or

talking with a well-known "lag" - regard him as a sort of bravo. There should be separate prisons for boys.

Mr W, when in business in Westminster as it used to be, and in his connections with the police and as magistrate, has had opportunities for watching the doings of criminals and he avers that lust is their ruling passion. He says they as a rule are very careful about drink but that they will do anything for the women who have taken their fancy, or to cut each other out. They take up with the newly fallen woman, and steal so that the girls love of finery may be satisfied, of course abandoning them when chance offers of a newer flame.

He mentioned Litcham St (off Weedington Rd) as a thieves quarter in this district. They flock together like pigeons and are just as difficult to get rid of. If turned out they find their way back again.

Thrift.

Method of Out Relief

The Savings in the Post Office Returns speak well, but he believes that amongst the better working class, the failure of building societies has had a very bad effect. Has heard respectable men say "I dropped my little bit in — Society. No more of it for me."

He has been a Forester for many years and finds that after 2 or 3 years a good many drop out dissatisfied because they have had nothing out whilst "so & so has had so much". Has known several cases where the wives of these very men have, later on, come to the Guardians, because the man has fallen ill and they've nothing to live on.

Mr W. invites me to come to Bower Cottage Leighton Rd (one of the 2 relief stations of the Parish) one Monday afternoon to see the relief distributed. Promises to introduce me. Any member of the Board may attend either relief Committee but they usually confine themselves to their own district. The Chairman, however, always attends both Committees so that uniformity

Housing.

Amusements.

of policy is preserved.

The Guardians are particularly strict in obtaining contributions from those legally liable.

On the question of Housing Mr W remarked on the great differences in tenants, and found as a landlord, that very much depended on this. He confessed to a great dislike for blocks of buildings of all classes, because individuality is lost. Has been told by a leading detective that big swindlers generally go into flats, it being so much more difficult to trace them.

Mr W. believes there is not half enough local amusement. The mission hall entertain.t, though all right for those who like it, is too goody-goody and too much under patronage to suit the great mass of people. He favours strictly supervised dancing rooms etc. Believes it a good thing to get the people out and to mix with each other. They wash their faces and clean themselves up to come, which is

Improvement slow.

a sanitary advantage. Has great faith in making life bright and enjoyable. While admitting the mission hall influence to be wholesome so far as it goes, denies that it is at all a leading influence.

To sum up, Mr W says there has certainly been improvement, but, that, regarding the many efforts which have been made, the results are disappointing.

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JUST now the County Council is buying up property in the Somers-town insanitary area. The owners as usual are putting forward very extravagant claims for compensation. An owner of houses in Church-way and York-buildings claimed £1,383 as compensation for compulsory purchase, but the County Council called expert evidence to show that the houses were overcrowded, and that the amount was altogether unreasonable. During the hearing of the case the owner denied that the property was overcrowded, but admitted that one room, 11 ft. by 9 ft., contained three people, and that another, 9 ft. by 5 ft., contained three people, and in a third, 11 ft. by 10 ft., five people were accommodated.

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SANITARY INSPECTORS.

SIR JOHN HUTTON ON PUBLIC HEALTH.

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Cremation Advocated.

The public had been startled for the moment by the disclosures with regard to the manufacture of ice-creams, and recently with the condemnation of a large consignment of livers, but it awaited the next horror rather than increase the number of sanitary inspectors. It was with great satisfaction he noticed the increased use that was being made of coroners' courts and public mortuaries. Last year only 28 out of 7,428 inquests were held in public-houses. Mortuaries were not only used for cases of death from infectious disease, but for want of sufficient accommodation at home and for other sanitary reasons. For the poor to thus part with their dead had required years of education, and he hoped a sensible economy in funerals would follow, and that at no distant period cremation would be the universal method of disposal of the dead.

The association was naturally much interested in the constitution of the proposed Sanitary Inspectors' Examination Board, and they had some hope that their reasonable proposal would be accepted. He was glad to observe that the metropolitan salary list showed gradual if not quite satisfactory increases. If sanitary inspectors throughout the country could be made to see that a powerful association could be useful to them in that and other ways, he thought the membership would increase with leaps and bounds. The questions of superannuation and security of tenure of office were always with them, and their case must be put again and again until they obtained their very reasonable demand. On the proper performance of their duties the health of London and the provinces very largely depended.

A hearty vote of thanks to Sir John Hutton was then carried.

DISORDERLY CONDUCT AT CLUBS.

Mr HUNT reported that his committee had received complaints from the Rev. J. J. Coxhead, vicar of St. John's, Fitzroy square, and other ratepayers and inhabitants calling attention to the condition of Charlotte-street, Fitzroy street, and the adjacent district, and to the immoral, drunken and disorderly behaviour of persons visiting the clubs there, which frequently remain open all night. The nuisance consisted of much uproar, music and singing inside, and when they leave intoxicated noisy quarrels outside. A communication had been made to the Commissioner of Police with regard to the matter, but they considered that the evidence obtainable was insufficient to warrant the institution of proceedings against the proprietors of the clubs for permitting them to be used for immoral purposes. They recommended that the attention of the Home Secretary be called to the matter.

Mr MATTHEWS hoped the Vestry would delete that part of the report relating to the evidence obtainable. He believed these clubs were inoffensive and law-abiding in the early part of the evening, but in the early part of the morning a very different state of affairs prevailed, and the Vestry ought to bring some pressure to bear on the Parliamentary Committee to put a stop to disorderly conduct. The Vestry of Soho adjoining and other districts were doing so, and there was an exodus from these places of undesirable persons who settled in the South West district of St. Pancras.

Mr CHALLEN seconded, and said from hearsay he knew the district to be the very worst in the parish, and the majoriry of houses in Charlotte-street were more or less affected. He trusted that the Vestry would take a strong hand in the matter. The rents were enormously increasing on account of the practices complained of.

Mr MCGREGOR said that district and the Soho district were notoriously the worst in London. In the latter area they had an energetic Committee who were driving out these clubs, and the proprietors and frequenters were settling in St. Pancras. As the custodians of public decency and order he hoped the Vestry would devise some way of getting rid of the scandal.

Rev C. E. WALTERS appealed to Mr Hunt to [illegible] the report. The condi-

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Mr HUNT reported that his committee had received complaints from the Rev J. J. Coxhead, vicar of St. John's, Fitzroy square, and other ratepayers and inhabitants calling attention to the condition of Charlotte-street' Fitzroy street, and the adjacent district, and to the immoral, drunken and disorderly behaviour of persons visiting the clubs there, which frequently remain open all night. The nuisance consisted of much uproar, music and singing inside, and when they leave intoxicated noisy quarrels outside. A communication had been made to the Commissioner of Police with regard to the matter, but they considered that the evidence obtainable was insufficient to warrant the institution of proceedings against the proprietors of the clubs for permitting them to be used for immoral purposes. They recommended that the attention of the Home Secretary be called to the matter.

Mr MATTHEWS hoped the Vestry would delete that part of the report relating to the evidence obtainable. He believed these clubs were inoffensive and law-abiding in the early part of the evening, but in the early part of the morning a very different state of affairs prevailed, and the Vestry ought to bring some pressure to bear on the Parliamentary Committee to put a stop to disorderly conduct. The Vestry of Soho adjoining and other districts were doing so, and there was an exodus from these places of undesirable persons who settled in the South West district of St. Pancras.

Mr CHALLEN seconded, and said from hearsay he knew the district to be the very worst in the parish, and the majoriry of houses in Charlotte-street were more or less affected. He trusted that the Vestry would take a strong hand in the matter. The rents were enormously increasing on account of the practices complained of.

Mr MCGREGOR said that district and the Soho district were notoriously the worst in London. In the latter area they had an energetic Committee who were driving out these clubs, and the proprietors and frequenters were settling in St. Pancras. As the custodians of public decency and order he hoped the Vestry would devise some way of getting rid of the scandal.

Rev C. E. WALTERS appealed to Mr Hunt to withdraw the words from the report. The condition of the place was growing worse and worse, and the time might come when they would have to appoint a special committee to deal with the disorderly houses there. St. Anne's Vestry had successfully proceeded against the clubs as disorderly houses. Between 3 and 4 in the morning the state of things was disgusting in the extreme.

Mr JEFFERSON DODD said he had watched for the past thirteen years the gradual depreciation of property in the neighbourhood through these damnable houses. It was difficult to understand what the reference as to lack of evidence meant, but he had it on the authority of a police officer that he could give sufficient evidence to convict some of the proprietors. What other Vestries had done theirs could do. There was one house that he could point out worse than the Alsatian, or any other house that had been closed during the last two years, and he could show them things that would disgrace Paris. (Oh, Oh). Huntley-street, too, he was informed was becoming worse than Euston-road, and people could not stay in the neighbourhood, and he was sure that if the matter were left to the police they could deal with it.

Mr ROBINSON confessed that the utterances of the previous speakers had put him in a fog in the matter, but he hoped they would get rid of these houses neck and crop. In Marylebone, he was informed, the authorities were of a happy-go-lucky deposition, and did not institute proceedings against these houses. ("It is not true.") Well, his authority was a Marylebone vestryman. He could not understand why, if the police knew of the state of affairs depicted, they did not do their duty. As to the house spoken of by Mr Dodd, it was his duty to complain of it to the Vestry Clerk. St. Pancras spent more money on these prosecutions than any parish of its size in the whole metropolis, and he hoped they would long continue the expenditure if necessary.

After Mr DOCKER had spoken,

Mr HUNT said he had been glad to hear the discussion, as showing the unanimous desire of the Vestry to do their duty in the matter, and he hoped that their intentions would reach the ears of those concerned.

The recommendation was passed.

Dr Collins, L.C.C.

Character of district.

Local Government.

Local Gov 18/21

Jan. 1899. – J.A.

Dr Collins, J.P., represents West St. Pancras on the L.C.C., of wh. he has been chairman. He was never M on the local govt. bodies in St. Pancras, & altho' he has lived many years at the foot of Primrose Hill, & nearly all his life in the parish, he does not seem to have any intimate knowledge of the condition of the locality or of what is being done amongst its people. His interests are central; he was prepared to talk of the ideals of the L.C.C., &c., but it was not my purpose & there was not time to go into these at the moment.

St. Pancras has a stationary population, wh. is becoming less well-to-do. Palmer & Phillips give the best histories of the parish; but Dr C. sent me a printed report of a lecture on "St. Pancras, past & present," wh. he delivered, & from this I subjoin extracts.

The Vestry was probably more active in Gibbs' time than now. It has hardly kept up

to its reputation as a pioneer authority. Old places tend to lag, whilst newer ones forge ahead. He is deeply impressed with the influence wh. the Clerk exercises upon local governing bodies; very much depends on him. It is a great advantage to have a man of high principles, with no axe to grind.

He also holds it to be of great importance that a medical officer should devote his whole time & energy to the duties of the office. He knows of Dr. Sykes as a good fellow, who is very active in his work.

He feels that Local Govt. does not at present attract the best men, & favours anything wh., by adding dignity to the local authority, will improve its composition. He wd. transfer from the L.P.C. to the Vestries any duties wh. cd. be better undertaken by them, but having carefully followed the conferences held on the subject is convinced that there are very few powers wh. cd. be usefully transferred.

Religion.

Drink.

He considers the present Vestries are too large, tending to dissipate a sense of personal responsibility. In St. Pancras, & elsewhere too, they might certainly be more vigilant in carrying out the duties they now have allotted to them. We want someone to inspect the inspectors – the occasional visits & oversight of an intelligent body of laymen to keep the inspectors up to the mark.

As the result of recent visits to St. Marks Church & Peerle Chapel, he inclines to think that the Church, in spite of brighter ritual & much active effort, is losing its grip here, but that Nonconformity is looking up.

Having attended the Brewster Sessions as a magistrate, he regards the proceedings as a farce. The inquiries are quite inadequate, & the police come up & swear everything is all right when they have taken no pains to ascertain. He looks upon public houses as the people's clubs,

Amusements.

Education

wh. should be managed by properly qualified & trained licensed victuallers, understanding & catering for the people's requirements. Instead of that they are now a mere temporary speculation, constantly changing & often getting into the hands of people who have no experience of or capacity for the work. He wd. place the licensing in the hands of the L.C.C. or local authorities.

The public houses shd. be gradually reduced - at present there is too much opportunity. But agrees there must be a great change in moral tone also.

He thinks a characteristic of the age is less desire for self-culture. There is a craze for sport. & shd. be some reasonable check upon athleticism. Somebody has said it is all "beer, bicycling & baccy."

St. Pancras is very badly off educationally. It has no libraries & no polytechnic. Have been trying to get a N.W. polytechnic, but the

The Hospitals.

Housing.

movement goes very slowly. The desire for education is not high.

Dr. C. is connected with the London Temperance Hospital & the North Western Hospital, & speaks highly of the good work they do for the poor, & in keeping medical knowledge bright & up-to-date. The general practitioner often gets behind-hand. His knowledge is not kept up, & gets "rusty."

The doctor referred to Mr. S. Montagu's gift of land at Totenham for the erection of workmen's dwellings, & says the LCC. intend to quickly utilise it, but it is a pity there is a restriction to Whitechapel people. He regards action by the LCC under Part III (i.e., provision of dwellings outside the metropolis), with improved means of transit, as the best solution of the housing difficulty. It can be done without touching the rates.

St. Pancras – Past & Present.

(Extracts from Lectures by Dr Collins L.C.C. (1895).

The outlines of the parish appear arbitrary enough on a map of London, but follow pretty — accurately those of the old Manors of Cantlowes of Tothill Court of Rugemere, & St Pancras proper dating from Saxon times. The Southern limit is within half a mile of the Thames at Waterloo Bridge; the Northern skirts of Bishop's Wood and Ken Wood – vestigial remains of the great primeval Forest of Middlesex. – Coming down to the end of last century it is possible, from many scattered sources brought together by Mr Miller, Mr Palmer, & others to construct a picture of St Pancras One hundred years ago. Probably no place has undergone more changes in that time. The New (now Euston) road had then been cut some years in spite of the opposition of the Duke of Bedford on the score of dust; and Paddington & Islington were thus connected. From the Foundling – Hospital and Queen Square, Bloomsbury, there was a beautiful view of Hampstead and Highgate, interrupted only by a few houses & trees around Old St Pancras Church, to which a wicket path led. A little later Somers Town sprang up, & refugees from

the French Revolution occupied its modest shelter. We can gather from Hogarth's March to Finchley which adorns the walls of the Foundling Hospital (after being rejected by George II) what Tottenham Court-road was like then. The Adam & Eve had replaced the Old Manor House & its sign vied with that of its rival, the King's Head. To the right, where Tolmer's Square is, was the New River reservoir, the spot formerly devoted to the burial of the victims of the plague; a little further north was a turnpike where the "Gatehouse" preserves the name and marks the spot. St James Chapel was about to be built on the buckfield on the right, as a chapel of ease to St James Westminster, & as a burial ground for its dead. Southampton House stood in Bloomsbury Square, & from it the long fields led north to the New-road. One of these, called the field of the forty footsteps, had a legendary story connected with it. Bolton House was built, & Gower Street was ten years old. Lord Chancellor Camden died exactly 100 years ago; but Bowles map of 1793 does not name Camden Town, which was shortly to rise to fame. Church paths and post & rail fences intersected its muddy fields. The "Old Mother Red Cap" still stood at the

cross roads, & the old workhouse occupied the site of Brown's dairy. - in front of it the village pound and the stocks. Behind the Workhouse was the blacksmiths forge, & from Union Terrace a panorama of Hampstead & Highgate was to be seen unimpeded, over the village cricket-ground where Milton Hall now is. The — "Bedford Arms" attracted visitors to its famous bowling-green & arbours, & Shrimp's were a special feature for its teas; balloon ascents were made from its gardens; while in Bud-lane or Britannia-Lane, the Park Street of day, a badger was baited twice a week. From hence westward stretched the open country to the hill where primroses then grew, as plentifully as did mushrooms, in what is now Camden-street. More to the west was Marylebone Park where the King hunted the stag as late as 1760, the Regent's Park not being laid out, as it name applies, until 1811. Old Lovinier the — watchman, had his box against the "Red Cap." The illumination of High Street, then called Southampton Place, was by oil lamps only; few houses intervened between the "Red Cap" & the "Southampton Arms" and late

travellers from Highgate to town made up parties, who were personally conducted after dark. A turnpike stood where Cobden's Statue is, and Mornington Crescent was market-gardens. Fig-lane, now Caroundale-road, led to St Pancras Road. Camphill Square and the neighbourhood where Rhodes corn-fields, famous for kite-flying, while further south in Somers-fields — political or religious oratory was aired in the open, from which we may, perhaps, trace the fondness of some of our friends for the Midland Railway arches on Sunday morning. Duelling was then common, and Chalcote Farm, on the road to Belsize Manor was the famous rendezvous; fatal encounters took place there in 1803, 1818, & 1821 and yet later at the Bucknock, for in 1843, Col. Fawcett was fatally shot by Lieut: Monro. Liston was called to see the dying man, & my father, who was then pupil to Liston, at times attended with him.

Charities were growing up & the use of Nonconformity established numerous chapels in St Pancras before the last century closed. Whitefield's eloquent voice was silent, and

Wesley had preached the funeral sermon. Edward Irving whose marvellous career — astonished a later generation, was born in 1792. The Catholic community had their chapel to St Aloysius in Clarendon Square, founded by the Abbé Carron. The disgraceful Gordon riots which in 1780, had made a bonfire of Lord Mansfield's furniture in Bloomsbury Square, had been quelled. & Lord George Gordon having embraced Judaism died 1793, & was buried in the yard of St. James's Chapel. The Fleet river ran above ground from Hampstead past Battle Bridge to Holborn. Lamb's Conduit carried water from Diamond Street to Snow Hill, but the famous wells had been superseded by the New River, brought into London in the 17th century, which had thus enabled houses to spring up on clay soil far — removed from the springs in the sand. Highgate & Hampstead were pleasant villages. & Steel's cottage stood at Haverstock Hill. The reputation of our parish as the abode of art had also been laid; George Morland lived at the Red Cap; & painted his rural

scenes of oak trees and pigs and mob-capped housewives; these he sold while wet to pay off his score.

If we turn to St Pancras in the present year of grace, we find it's 2,672 acres covered with 24,443 dwelling houses, containing 234,379 inhabitants, & with a rateable value of £1,590,253. The transition has been too rapid to be a natural process of evolution, and has been sometimes marred by the cupidity of landlords and the ineptitude of public authorities. The North Western Railway was the first to enter London, and took a slice out of the Southampton estate, - clearances were similarly effected when the Great Northern and Midland broke into Somers Town. The displaced inhabitants too often were turned into the already overcrowded adjacent streets, where slums developed in what were before pleasant gardens, to receive those rendered homeless by eviction. The spots now figure as unsanitary areas, & the L.C.C. has been asked to clear them at the expense of the whole metropolis, but that body on October 31st 1893 determined "That the owners

of the ground values of the areas, viz the Trustees of the Earl Somers and Lord Southampton's Estates, & Lady Henry Somerset, the present life tenant be informed of the representation of the medical Officer, & that they be urged to take the necessary steps to put an end to the present condition of things, which is certified by the medical officer to be dangerous or injurious to the health of the inhabitants of the area" The condition of Agar Town, which was swept away by the Midland Railway clearance, was depicted by Charles Dickens, who had lived in Johnson Street and Bayham Street, and been to School in the Hampstead Road. He called it "An English suburban Connemara" and its squalor & misery were clearly traceable to the short building leases sublet by Mr. Councellor Agar, who held the old rectory land under the Dean and Chapter of St Paul's. The story of the Southampton Estate, as quoted by Miller from Wm. Howitt, & the Morning Chronicle" is not less startling. In 1768 the Duke of Grafton

was Prime Minister, & his brother, Mr. Fitzroy held a lease of Tottenham Court Manor from the Dean & Chapter of St Pauls.
The ex. gentleman, it is alleged, having — protected the premium on renewal of the lease, offered no resistance to the conveyance of the freehold (by an Act passed by the Duke of Grafton) to Mr. Fitzroy and his heirs for ever. He was made Lord Southampton in 1780. The Estate reaches from St Giles to Highgate on the north & Camden Town on the east. It was calculated in 1837 the Southampton family had received one & a half millions from the estate in — consideration of some £18,000 paid to the Dean & Chapter. Can any one fail to see the case for taxation of ground values in such a story as this? Meanwhile the occupier, like the ass in the fable, bears the burden of relieving pauperism, of preserving & improving the property of the landlord, while privileged to pay rent for that which was originally a public trust.
Cases could be multiplied but I must forbear. In parks & open spaces St Pancras

is rich, the Regent's Park and its fringe of conventional gentility were laid out by Sir Benjamin Hall, having been preserved from the builder in 1811 by the enterprise of a Mr. White of Devonshire place Dr. Cullock grumbled at the portions which had been let to private individuals, but in vain. The names of the gates recall the notorious sons of George III. and the aspect reminds one of the Herrnhausat Hanover in the place & style of architecture. The Zoo was started in 1825 & the Regent's Canal in 1812 and was finished in 1820 the latter is shortly destined to be relieved of the sewage of the former, which it has hitherto most improperly received. There are eight small open spaces kept up by St Pancras Vestry, several of them being desused burial grounds, & a great and recent acquisition has been Parliament Hill Fields, so named it is alleged, from Guy Fawkes friends having there awaited in vain the result of the Gunpowder Plot. The University College, which must be distinguished from London University in Burlington Gardens, was founded

1827, the Hospital seven years later. The Veterinary College dates from 1792. In 1850 Miss Buss's school for girls was opened in Camden Road. St Katharine's Hospital Regent's Park whose constitution & management sadly need reform, was transferred thither in 1829 from the Docks, where it had been established in 1148. St Pancras Female Orphanage, founded 1776 and removed to its present site in Hampstead-road in 1790, is the oldest charitable institution in the parish. The Sailor's almshouses, Haverstock Hill, date from 1842, and the St Pancras almshouses from 1839.

St Pancras has uniformly & unaccountably rejected the project of a free library, though it early availed itself of baths and washouses, and I hope ere long, on this very site, we may see a North-Western Polytechnic arise. This would supply what to my mind is a great want in St Pancras; where more than 9000 men and boys live who are employed in the building trade, more than 5000 who

are cabinet makers & upholsterers; more than 3,000 ~~who~~ are in printing trades, & more than 2000 engaged in making musical instruments, to say nothing of domestic service, the largest single industry, and one which is sadly — wanting in systematic training. —

SAVE ST. PANCRAS.

The Good Work of the Progressives Hampered by the Preponderating Moderates.

A LOT of good has been done by the Progressives on St. Pancras Vestry, but unless the big Moderate majority is reduced this time much of it will be undone in the coming year. Considering the position of the Progressives—20 as against 100 Moderates—the work they have accomplished is stupendous.

First and foremost they have established a Works Department, thanks largely to the indomitable courage and persistence of their leader, Mr. Purchese.

The department has grown steadily in size and increased in success, until to-day the Vestry now pays nearly £1,000 in weekly wages to its own workmen. It is a significant thing to notice how the Midland Railway Company—and railway companies are the biggest employers of direct labor in the land, and know what they are about—entrusts work in the fullest confidence to the Vestry's department. The company has been widening its lines in the parish, and had occasion to provide a new public street as compensation for property acquired. The company asked the Vestry to do the work, and allowed them 10 per cent. above the actual cost. So satisfied were the Midland Company with the work that they have since entrusted further work to the department in connection with certain alterations of sewers rendered necessary by the widening of their line.

Notes of interview with Mr Wheatley for the S. Pancras Relieving Officer, at his residence, 7 Pratt Road. (C.A.) Sep. 19.99

S. Luke Sept 19

18-2 S

Mr W. is a kindly gray-beard, of perhaps 60 or 65. A little difficult to hold in conversation; intimate in the knowledge of his district, & decided & clear in opinions.

He has been in his district for 30 years, & covers roughly the area lying between Leighton & Crowndale Roads. During the last 30 years it has gone decidedly downwards; the property was worth little for higher tenants, but after very few comparatively are left. New comes are largely from more central London, & some what from homes farther, as we say as a rule "the bona fide man who works for his work". The congestion of population is thus considerably greater, and we infrequently have to surrounding. In some streets single-room tenants are not uncommon, but so far the change has been in the direction of letting by floors. The demand for accommodation is very great, but I did not gather that the question of rentals was acute. Eldin Street, Camden Road, Gospel Oak, & Derby Crescent were mentioned as instances of streets that have gone down. He would not admit that there had been any tendency for the worst streets to improve, & thus did not endorse the "up and down" opinion of some. Prestwater Street has improved during the past years, but

was getting a little rougher again now. He has always been "rather a pauper-breeding spot". A great many of the railway employees who had settled there had been navvies, & some of their children were still about. Neither generation was of the best.

More pauperism in his experience is attributable to drink, & much of the crime in families is in a sense hereditary, the children paying the penalty of their parents. "There is not an R.O. who does not think that the facilities for obtaining drink are too great". A proof of the source of much pauperism is seen in the condition of the aged inmates when they come back after their days of leave: "about a third of them are almost invariably the worse for drink".

[Just as I remark the house a man light in who was more than half-blind, & he had had his discharge the same morning, that just applied for a Roman mission outdoor. This he had been given.

While I was with Mr W. he dealt with another case. An old woman, respectable in dress, untidy, unhappy & kindly, came with a request to get an order for removal of a cow. It appeared that he moved about half-a-dozen times. The woman was a drunkard & the man she went to the bad. Eighteen months ago the wife left him; he returned home to his mother (& invalid

father) living in Prebend St., & has done no work for the last 5 months. He great he is suffering from D.T. and, although he has injured no one, is a nuisance to the household. An order was given for removal to the Infirmary. Mr W. deals with the people in a reasonable & considerate way.

A form had to be filled up, one of the questions referring to "religion". Mr W. "What religion is he – Church of England?" (the last suggestion being made without waiting for a reply). The Mother (with emphasis) "Yes – Sir". Mr W. "Are you sure?" The Mother, with vehement emphasis, & pursed lips as she shook her head, any alternative was not to be thought of: "Oh, Yes, Sir!"]

Mr W. said that the inmates of the house could be divided into 3 classes: (1) those suffering from chronic debility who could not be expected to look after themselves. (2) those without any friends to help them when they are ill, who otherwise they would be useless. Even as it is this class would be useless if they had, say, a week, be taught that when they could not look after themselves. (3) the "dissolute". This class needs the special need for dissipation. Something is being done, Mr

Wheatley Ro. (4)

it is a very difficult task. He drew a picture of the men out of work, with 400 or 500 in it, some smoking, playing draughts &c &c. Others are talking, the language he said, is often worthy of Billingsgate. What is to be done? Complaints are frequent, but you can't expose others, & with many, especially the old men, conversation means the use of blasphemous language.

He was asked as to the improvement in the working from Poor Relief in his time. The system dated from 1882, when Mr Allen came on the Board. Now, though he has gone, his policy is still followed. Mr W. thinks the time when men of 50 or so, went to come before the Committee pretty much as a matter of course, & say "I have come for my pension", often used to argue it too. "When I was a Guardian men used to say, 'have you come to give us a hand?' & then, turning to the Committee, & laughing, give him 2/6 or 3/-". In those days Mr W. used to pay among £80 & more a week, & give some hundreds of loaves of bread. Now the bread given is a very little & last week the relief was about £14. All

on his legs "people is so that would prefer like to
deal off" one good cases that he would like to
help, if he were paying away his own money. The
Member said, especially two or three since friendly society
was failing to pay the promised Old Age pension. He
retired one man who was supposed to be getting 4/- a week
from an A.O.F. Court, instead, was paying 11/- a
quarter so that his wife might get the £20 funeral
benefit when he died, which he was hoping might be
soon.

Mr. Del-Bosco replied it is for such cases, &
the exception, not the rule. In those cases in which
it was right to ~~[illegible]~~ refuse it, help was
necessary, the Board would be the right authority
have to deal. One of the greatest causes of trouble &
anxiety to Relieving Officers is the stopping of help, sometimes
previously given, but more often promised on requests
from Guardians, from the outside, when the Relief is
given. It is very difficult to discover those cases of
scrounge, as "the old people are so deceitful; they

how that the husbands and their children are not keeping their promises, may endanger their Out-Relief.

Mr. W. says that he is not infrequently coming across old people who think that the ~~the~~ age pensions are on the point of ~~having~~, but personally he thinks that they will have to wait a good long time. He is very much opposed to any such ~~such~~ proposal, think the numbers of those who would be uncovered for the living under altogether unbearable conditions if they had the power to draw a pension would be more serious, while the lot of living alone would leave "at least a man destitute for five days out of the seven".

St. Pancras Vestry.
Extracts from Report.

Electricity.

ST. PANCRAS.

On Wednesday, Mr. Matthews, J.P. (Chairman), presiding. Mr. Menzies, Chairman of the Electricity Committee, submitted an important scheme in connection with the proposed extensions at the Vestry's electrical station at Regent's Park. The scheme provided for the erection of a new chimney shaft and buildings, including an additional boiler-house, heightening and widening a portion of the engine-room, so as to accommodate four 750 horse-power engines. It also provided for general stores, time, storekeeper's, and weighing office, battery room over the boiler-house, condensing plant, air-pumps, lock up coal bunkers, ash elevator, and other minor accessories. For these various purposes the Vestry was asked to sanction a capital expenditure of £26,439; tenders in the meantime to be invited for carrying out the work. Mr. Menzies further explained that they were bound to make these extensions in consequence of the large and enormously increased demands for current, which in a little time they could not meet unless they had larger premises and additional plant. Their business had in the past year increased 25 per cent., and was advancing by leaps and bounds. He moved that the scheme be sanctioned. Mr. Close seconded. Mr. Gardner, while not opposed to the extension of electric lighting thought that, at a time when they had overdrawn their bankers' balance by about £50,000, it was a bad time for the Electricity Committee to ask for another £26,000. The Vestry ultimately approved the scheme by a large majority. Mr. Dixon, Chairman of the Parliamentary Committee, stated that the Committee had considered the petition signed by 290 ratepayers and residents of St. Pancras, praying the Vestry to use its influence with the Ecclesiastical Commissioners to grant a lease of a piece of land near the Red Cap, High-street, Camden Town, for the erection of a theatre thereon. The Committee had thoroughly examined the question, and came to the conclusion that the Vestry, as such, could not properly undertake what the petitioners requested.

"Argus", Jan. '98

I am glad to learn that the patient industry of the past and present Members of the Electricity and Public Lighting Committee has now borne fruit, and that the difficulties experienced in regard to the Electric Lighting undertaking have been removed, and that it has proved to be a most valuable enterprise.

I observe that the total revenue from the undertaking during the past year amounted to an increase over 1896 of £6,258, and that after writing off the deficit of the previous year there is a net profit for the past year of more than £5,417.

St. Pancras was the pioneer Local Authority of the Metropolis in establishing the Electric Lighting undertaking, and the results amply prove that the Vestry were most wise in keeping the monopoly in their own hands for the benefit of the ratepayers. I hope that the present successful state of things will long continue, and that in the future the installation may be the means of somewhat lessening the rates of the Parish. – Matthews, Chairman of Vestry.

Table of Revenue and Expenditure.

Year.	Income from all Sources.	Total Expenditure.	Percentage of Expenditure to Income.	Profit.
1892	11003 2 6	8427 8 6	76·6	2575 14 0
1893	15021 19 5	8809 19 5	58·7	6212 0 0
1894	16931 16 7	9698 15 3	57	7233 1 4
1895	18921 17 5	12346 2 1	65	6575 15 4
1896	27089 16 5	19151 15 3	70·6	7938 1 2
1897	33347 19 11	18347 1 3	55	15000 18 8
Totals for full period.	122316 12 3	76781 1 9	Average. 62·8	45535 10 6

Table of Distribution of Profits.

Year.	Profit.	Interest.	Repayment of Capital.	Surplus.	Deficit.
1892	2575 14 0	3719 0 2	400 0 0	..	1543 6 2
1893	6212 0 0	3025 13 11	1628 11 6	1557 14 7	—
1894	7233 1 4	3768 15 7	1710 7 7	1753 18 2	—
1895	6575 15 4	3763 8 2	1877 2 7	935 4 7	—
1896	7938 1 2	7280 17 7	2607 2 9	..	1949 19 2
1897	15000 18 8	5774 9 7	2708 9 4	6517 19 9	—
				10764 17 1	3493 5 4
				3493 5 4	
Totals for full period.	45535 10 6	27332 5 0	10931 13 9	7271 11 9	

This Surplus £7271 11s. 9d. has been distributed as follows:—

Items of Preliminary Expenses written off Capital Account	554 4 7
Contribution to Lighting Rate in lieu of further reduction of price	1000 0 0
Reserve Fund	4000 0 0
Carried forward to Account for 1898	1717 7 2
	£7271 11 9

Batts

Capetown to the front in municipal affairs.

Even the mace which occupies so prominent a place in the Council Chamber, has associations which bind Capetown closely to the mother country. The mace has quite a romantic history—a history which finds an important place in the records of the Corporation. Until two or three years ago Capetown was without the symbol of civic dignity, and it was due to Sir John Whitehead, who held the mayoral chair for several years, and who was instrumental in initiating some of the most important schemes carried out by the city, that the present emblem was secured. Sir John conceived the idea of obtaining a mace, the staff of which should consist of a piece of wood from one of the renowned old battleships which have played so important a part in the evolution of the Empire. Armed with introductions from Mr. Cecil Rhodes, who was then Premier of the Colony, Sir John Woodhead came to England. He was fortunate in enlisting the interest of the Prince of Wales in his scheme, and through the instrumentality of His Royal Highness he obtained a piece of oak from Nelson's old flagship, "the Victory." Steps were also taken by Sir John to secure a design for a mace on the model of one of the fine old relics so treasured by English corporations. As the result of diligent inquiry he found there are 210 municipal maces in the country. Of these, 147 are of silver gilt, fifty-nine are of silver, two are of brass, one of copper, and one of iron. After inspecting a number he chose the mace presented to Northampton by Charles II. as his model. The head of the Cape Town mace, which is surmounted by the Imperial

VIEW OF CAPE TOWN SHOWING ELECTRIC TRAMWAYS.

tains. Of course, his scheme was ridiculed at first, as most schemes are but he pegged away, and in the end triumphed. It was a romantic idea of Sir John's. Briefly, it was to dam up a great mountain gorge, in order to form a huge reservoir twenty-five acres in extent. The difficulties of the work were almost insuperable. All the masonry and workmen had to be taken up the mountain side by means of an aerial railway, and day after day swing-buckets were patiently sent up with the necessary material for the work. Slowly grew the great wall of masonry, until at length it reached a height of 2,000 feet, spanned the gorge, and held up a lake. During the progress of the work parties of Englishmen—not to mention a mayor or two from this country—were taken by Sir John in the swing-bucket up the dizzy mountain height, and the sight which they obtained was well worth the peril. The scenery round this great artificial mountain lake is of a most romantic character, and needs the pen of a poet to adequately describe it. The reservoir is capable of holding 225,000,000 gallons of water, and involved an expenditure of £147,000. This, however, will not be sufficient for the future needs of Cape Town, and the Corporation at the present time are constructing another reservoir which will hold up another 200,000,000 gallons. It is interesting to learn that the whole of the work was carried out by direct labour. Moreover, all the necessary material and skilled workmen were obtained from this country.

The impounded water is carried through the mountain by means of a tunnel—appropriately named after its originator—

with the establishment of new Baths in the north, seeing that the loan on King Street has been extinguished. This compares most favourably with some other Parishes in which the rates levied in respect of public baths and washhouses in the Metropolis varies from 1d. in the £ to as much as 3d. in the £. — Chairman of Vestry.

Baths &c.

TABLE B.

Classification of Bathers, &c.

The following is a comparative statement, shewing the number and classification of Bathers and the number of Washers at each Establishment during the past ten years.

TOTTENHAM COURT ROAD.

	1889	1890	1891	1892	1893	1894	1895	1896	1897	1898
Total Number of Tickets issued Viz.—	176712	186561	184782	185481	180660	195192	171664	194269	193799	196047
First Class	64320	69296	69095	65898	66567	73380	60951	69446	67083	64695
Second Class	112392	117265	115687	119583	114093	121812	110713	124823	126716	131352
Males	149291	158794	155729	158722	154128	168834	143169	164924	162905	164588
Females	27421	27767	29053	26759	26532	26308	28495	29645	30894	31459
Swimming Baths— First Class	20588	24694	23808	22821	22902	27581	20347	24087	21924	20120
Second Class	29860	31719	25267	29509	27498	26157	25402	25920	21039	21196
Attendance of Females and Children at the Swimming Baths— Females—First Class	224	212	231	121	79	114	57	123	131	123
,, Second Class	4019	4272	4325	4049	2800	3068	2592	3112	2269	1978
Girls from the Elementary Schools ...	220	285	312	954	910	1066	540	619	460	1145
Boys ,, ,, ...	960	880	465	1016	1280	1356	3526	4256	3272	3550
Number of Vapour Baths	336	374	333	362	410	405	433	343	396	386
Number of Washers	43703	43346	45301	44132	42920	40168	45142	43775	42412	42875

KING STREET.

	1889	1890	1891	1892	1893	1894	1895	1896	1897	1898
Total Number of Tickets issued... Viz.—	153307	163618	160592	167450	154299	161920	146627	171265	166401	172899
First Class	57196	54227	51333	51318	48891	52521	45134	47769	45151	45210
Second Class...	96111	109391	109259	116132	105408	109399	101493	123496	121250	127689
Males	136757	146782	143601	150305	136511	143070	129528	151497	146939	152426
Females	16550	16836	16991	17145	17788	18850	17099	19768	19462	20473
Swimming Baths— First Class	26816	28158	25318	27321	24887	27984	22744	23226	20587	19270
Second Class	25908	30785	29826	38231	30883	35079	30672	45613	38450	35221
Attendance of Females and Children at the Swimming Baths— Females—First Class	2182	2091	2061	2305	1863	1684	1198	1268	1097	650
,, Second Class	...	...	...	...	...	...	192	1287	1233	1258
Girls from Elementary Schools ...	65	32	25	280	454	553	503	2260	1461	676
Boys ,, ,, ...	478	514	524	4005	3821	3987	7632	16078	13902	11429
Number of Washers	25753	24534	24369	22050	22439	20645	21404	19645	21297	20472

Baths &c

THE MUNICIPAL JOURNAL.

ESTABLISHED AS "LONDON."

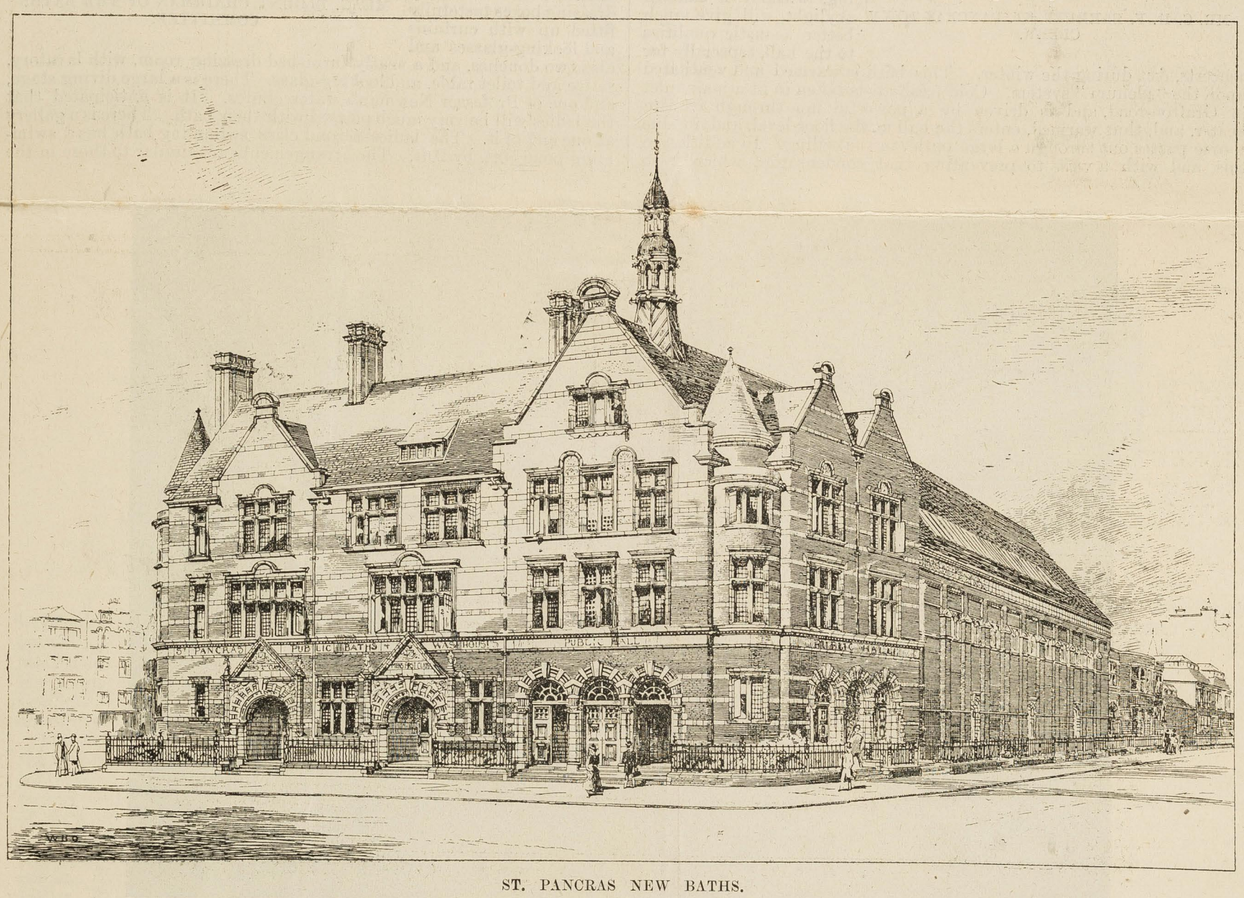
No. 453.—Vol. X. OCTOBER 4, 1901.

New Baths for St. Pancras.

To be Opened by Sir Blundell Maple next Wednesday.—The Institution Described and Some Novel Features Explained.—An Outlay of £93,000.

THE Public Baths and Laundry which the St. Pancras local authority has erected at Prince of Wales-road, Kentish Town will be formally opened on Wednesday next by Sir John Blundell Maple, M.P. The construction of this admirably equipped institution completes the scheme with which that old body known as the Baths Commissioners commenced its work. It is the third bath erected for St. Pancras. First of all there were founded the King-street Baths, which were opened to the public in 1868, having cost some £29,000. They contain a couple of good-sized swimming baths, 102 private baths, and three shower baths, besides sixty-three washing tubs. The Whitfield-street establishment was built ten years later. Its total cost was £45,000, and the accommodation provided is more extensive than that offered at King-street. The first-class swimming bath is much larger, and there are seven more private baths and fifteen more washing tubs. The new institution to be opened on Wednesday is a bigger project than both. The site, which has frontages to three roads, cost about £18,000. Designs were invited from about half a dozen architects, Mr. T. W. Aldwinckle, F.R.I.B.A., emerging the successful competitor. Mr. A. Hessell Tiltman, F.R.I.B.A., was the consulting architect and assessor.

The new buildings comprise four swimming baths and 129 slipper baths, together with a public washhouse with fifty washing compartments. There are two entrances in Prince of Wales-road for first and second class men bathers respectively, with a pay-box between them. These entrances lead directly and without corridors to the two men's swimming baths and to the slipper baths. In the Grafton-road there are also two entrances, one for women bathers and one for the public washhou e. The men's first class swimming bath is a large hall, 115ft. 6in. long and 50ft. wide, the bath pond being 100ft. by 35ft. The length of 100ft. has been chosen as three lengths make 100 yards, which is the usual standard of swimming competitions. The hall is lined throughout with glazed bricks. The sides of the swimming pond are lined with Balaam's patent white glazed bricks, specially designed for baths, and the floor is laid with terrazzo. The gangways are 4ft. wide at the sides and 6ft. wide at the ends, and are paved with terrazzo, the nosing to the bath pond being in marble. There are eighty dressing-boxes, all made to remove during the winter. The depth of water in the pond ranges from 3ft. 6in. to 7ft. In connection with this bath are three cold water d ouches. At the deep end of the bath a large diving stage is provided' as also

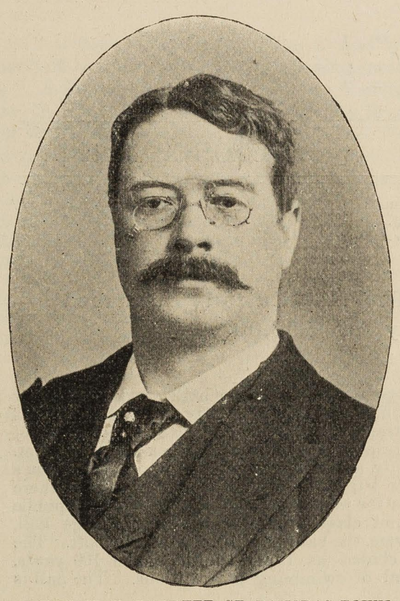


ST. PANCRAS NEW BATHS.

Boys ,, ,, ...	478	514	524	4005	3821	3987	7632	16078	13802	11429
Number of Washers	25753	24534	24369	22050	22439	20645	21404	19645	21297	20472

Baths &c

one of Professor Newman's water chutes. Special appliances are provided for water polo matches, and movable safety rails and splash curtains are provided round the bath. An overhead shower is provided by means of sprays from the ceiling. This will have a cooling and freshening effect in the summer, especially when the bath is crowded. A gallery is provided on two sides and one end of the bath hall, capable of seating about 450 persons at swimming entertainments. This gallery is specially designed so that a good view can be obtained of the whole of the bath pond during these entertainments. The ceiling of this bath has been designed upon a completely new principle. Hitherto all bath ceilings have had a ventilating skylight in the centre, which causes a considerable echo of the water splashing in the bath. In this instance there is a curved ceiling of the trefoil type with curved glazed inner sashes on each side, with external skylights over it. It is expected from this arrangement that the splashing echo will be avoided. But beyond this, and of equal importance, the curved ceiling, without a lantern skylight, will give much better acoustic qualities to the hall, especially for concerts, &c., during the winter. This bath is warmed and ventilated upon the "plenum" system. Cold fresh air is taken in at a main inlet in Grafton-road, and is driven by a powerful fan through a steam heater, and, thus warmed, enters the hall at the floor level, and in due course passes out through a large outlet in the ceiling. In addition to this, and with a view to preventing that condensation which is so common an evil in all swimming baths, there is a supplementary plenum apparatus, which delivers warmed fresh air at the ceiling level. This bath will during the winter months have the swimming pond floored over, and will be used for concerts and other entertainments, with a seating accommodation of 1,200, under licence from the London County Council. For this purpose a large entrance vestibule 33ft. by 16ft. is provided at the south-east corner of the building. There are two club rooms arranged in connection with this bath, and these will be utilised as artistes' rooms during the winter.



MR. C. H. F. BARRETT, ST. PANCRAS TOWN CLERK.

The bath pond of the men's second class swimming bath is the same size as in the first class bath. The internal finishings of this bath are, of course, not equal to the first class bath, but otherwise all the accommodation is practically the same. This bath has an open iron roof and lantern skylight, and the ventilation is by means of Davidson's "Sirocco" fans, electrically driven. There are 108 dressing boxes, of which a good portion are for two and three bathers; so that in busy times 150 bathers can be accommodated in this bath. There is a foot bath and three douches, also a large diving stage. The ladies' first class swimming bath is 97ft. by 40ft., with a swimming pond 75ft. by 25ft. All the internal finishings to this bath are similar to the men's first class swimming bath, and in some cases rather better. An effort has been made to make this bath very bright and cheerful. There are forty dressing boxes tastefully fitted up with curtains and looking-glasses and also two douches, and a neatly furnished dressing room, with lavatory, settee and toilet table, and looking-glass. There is a large diving stage, and one of Professor Newman's water chutes. It is anticipated that the ladies will be very much pleased with their bath. There is a gallery at one end of it. The ladies' second class swimming bath has a swimming pond 50ft. by 20ft. The arrangements are similar to those in the ladies' first class bath, with somewhat less finish. There are twenty-eight dressing boxes, and one douche, also a diving board. There are 129 slipper baths, divided as follows:—Twenty-nine men's first class, sixty-five men's second class, ten ladies' first class, and twenty-five ladies' second class. The accommodation in all these slipper baths is of the same character, except that for the first class baths; the

MR. G. BLOUNT, CHAIRMAN OF THE BATHS COMMITTEE.

THE MEN'S FIRST CLASS BATH.

Boys ,, ,, ...	478	514	524	4005	[illegible]	3821	[illegible]	3987	7632	16078	13902	11429
NUMBER OF WASHERS	25753	24534	24369	22050	22439	20645	21404	19645	21297	20472

New Baths for St. Pancras.

A Capital Scheme.—Remarkable Activity by London Vestries in Constructing Baths.

IT is an interesting sign of the times to find so much activity on the part of London vestries in providing facilities for public bathing. A fortnight ago the Battersea Vestry was congratulated on the fact that it was taking the first step towards doubling its bathing accommodation, and this week we have to record a similar move on the part of the St. Pancras Vestry.

When one comes to reckon up the number of new baths now being erected, or opened to the public during the last two or three years, in the metropolis, the number is really surprising. Fulham, for instance, is putting up baths near Walham Green, after the vexatious delay of many years; Chelsea has just opened new baths for the benefit of the outlying portion of the parish at Kensal Town, and is contemplating the erection of more substantial buildings in the home district; Deptford opened public baths last year; Lambeth provided a handsome institution in Kennington eighteen months ago; and Newington was enabled to cater for the public at the new institution in Manor-place at the commencement of last season. More recently the Shoreditch Vestry brought itself up to date by providing swimming baths on a site adjoining the famous dust destructor, which provides the necessary heat for the building. A scheme, too, is now well under way at Bethnal Green; while St. James's contemplates providing an up-to-date building to take the place of the present inadequate institution. Extensions are about to be taken at Islington, Hackney, and elsewhere. Altogether, the activity of the London public authorities in this matter is distinctly encouraging.

The new building at St. Pancras, which is being erected from the designs of Mr. Aldwinckle, F.R.I.B.A., will contain many features of interest, and the excellence of the internal arrangements will entitle it to rank as one of the best institutions of its kind in the metropolis. The Vestry has been fortunate in securing a capital site in Prince of Wales-road, Kentish Town, and the building will have frontages to three good roads. Mr. Aldwinckle's plans provide for four swimming baths, 130 slipper baths, and a public washhouse for fifty washers.

The men's baths occupy the front portion of the site, the women's baths the rear portion, with the public washhouse in the centre. There are two entrances for men (first and second class) from Prince of Wales-road, and in Grafton-road there is one entrance for both classes of women bathers. All the entrances lead directly to the several departments, and corridors are avoided.

The swimming bath in the first class department will have a pond 100ft. by 35ft. The gangways will be 4ft. wide, paved with terrazzo, while the pond walls will be decorated with light blue bands.

The dressing-box divisions and doors will be of yellow deal, the size of the boxes being 3ft. 6in. by 3ft. They will rest in gun-metal sockets in paving, and will be removed during the winter. This will be so arranged that the whole can be easily cleaned down with the hose. There will be a stepped gallery round all four sides of the bath; and a douche-room is provided near the entrance to the bath, with hot and cold showers. A diving stage, spring board, and water shute will also be provided, together with dressing table, mirror, and drinking fountain.

As it is proposed to use this hall for concerts and other entertainments during the winter months, the "Theatre Regulations" of the London County Council have been followed.

The men's second-class swimming bath will have a pond 100ft. by 35ft. The construction and finishing of the bath pond will be similar to that in the first-class bath. The dressing-boxes will have slate divisions, and some of these boxes will be arranged in transeptal bays. Others will be of slightly larger size, capable of taking two or three boys at a time when there is a large number of bathers.

A room is provided near the entrance, and leading direct from the swimming bath, in which are provided four douches or showers and a foot bath, the latter with a cold shower over it. The other arrangements will be similar to the first-class bath, except that the general finishings will be less expensive.

The ladies' first-class swimming bath has a pond 75ft. by 25ft. There will be a gallery at one end. A douche room with two showers is provided, and also a dressing room, A space will be provided where a tea-table can be placed. The women's second-class swimming bath has a pond 50ft. by 20ft.

The slipper baths for both sexes and both classes will have practically the same arrangements, except that the first-class divisions will be of enamelled slate, and the second class of plain slate. The divisions will stand 2½in. clear of the floor, and will be 6ft. 6in. high. They will stand upon and be coupled up with gun metal fittings. The capping will be in moulded teak. The doors will have gun-metal hinges and fastenings. About one-fifth of the baths will be fitted with hot and cold showers—for which an extra charge will be made.

The public laundry is entered from Grafton-road, where the washers, after paying at the ticket office, wait at or pass through a large waiting hall to the washhouse.

Two refreshment bars will be provided, one for each sex, close to their respective entrances. It is proposed eventually to sink a well, but, for the present, the company's water will be used. The estimated cost of the whole scheme is £57,500.

Boys ,, ,, ...	478	514	524	4005	3821	3987	7632	16078	13902	11429
NUMBER OF WASHERS	25753	24534	24369	22050	22439	20645	21404	19645	21297	20472

Baths &c.

It is a matter of congratulation that the Baths and Washhouses have been economically administered in this Parish. Since their establishment in 1867 the rate levied has never exceeded one-fifth of a penny in the £ per annum, and there is no reason why this amount should be exceeded in the future, even

TABLE A.

Returns of Receipts from Bathers and Washers, &c.

The following are the Returns of Receipts from Bathers and Washers at each Establishment during the past ten years:—

TOTTENHAM COURT ROAD.

	1889.	1890.	1891.	1892.	1893.	1894.	1895.	1896.	1897.	1898.
	£ s. d.	£ s. d.	£ s. d.	£ s. d.	£ s. d.	£ s. d.	£ s. d.	£ s. d.	£ s. d.	£ s. d.
Bathers	2505 10 10	2666 16 0	2644 15 2	2589 12 7	2556 1 0	2788 14 6	2390 10 0	2708 1 4	2608 18 10	2576 0 9
Property Tickets	0 8 7	0 8 6	0 11 0	1 4 10	0 15 1	0 17 9	1 3 3	0 16 10	0 13 9	0 10 8
Washers	1072 4 5	1046 14 0	1128 18 11	1090 1 11	1041 1 2	926 1 8	1060 6 6	1016 15 10	985 12 4½	1003 1 0½
Soap sold to Bathers	130 4 1	132 7 9	136 0 7	127 6 8	131 7 5	134 5 8	124 4 10	136 11 11	128 3 0	138 17 6
Washing Towels, &c.	...	...	...	...	...	...	...	...	3 9 6	22 19 4
Hire of Swimming Bath	...	...	...	...	...	...	..	...	...	2 5 0
	3708 7 11	3846 6 3	3910 5 8	3808 6 0	3729 4 8	3849 19 7	3576 4 7	3862 5 11	3736 17 5½	3743 14 3½

KING STREET.

	1889.	1890.	1891.	1892.	1893.	1894.	1895.	1896.	1897.	1898.
	£ s. d.	£ s. d.	£ s. d.	£ s. d.	£ s. d.	£ s. d.	£ s. d.	£ s. d.	£ s. d.	£ s. d.
Bathers	1948 19 7	2016 19 9	1996 1 5	2036 18 7	1903 19 10	1995 1 4	1761 17 10	1959 16 3	1893 9 9	1964 10 3
Property Tickets	0 17 9	1 0 11	1 1 4	1 6 9	1 0 0	1 4 11	0 15 8	0 17 3	0 13 5	1 8 6
Washers	565 13 8½	544 0 7	557 17 6	500 1 3½	499 16 5½	443 18 6	454 15 4	411 2 6	434 15 10	430 19 2½
Soap sold to Bathers	88 12 9	87 3 10	86 18 6	84 10 6	84 10 9	83 6 7	75 17 2	82 7 4	86 12 4	98 15 3
Soap and Soda sold to Washers	23 7 1½	22 16 8	16 3 0	15 16 5½	14 6 5½	11 10 0	15 9 8	12 3 1	17 13 5	15 16 7½
	2627 10 11	2702 1 9	2658 1 9	2638 13 7	2503 13 6	2535 1 4	2308 15 8	2466 6 5	2433 4 9	2511 9 10

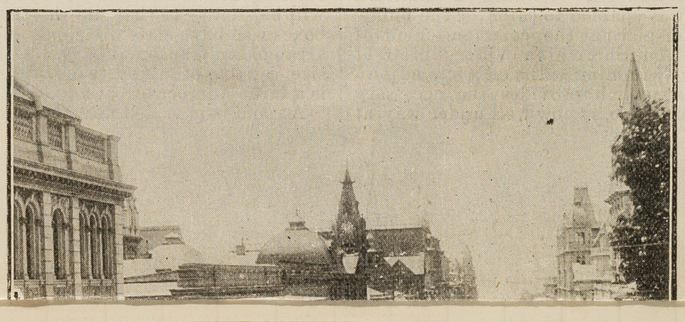
£254

Cape Town Local Government.

◆

Romantic Story of the Corporation's Mace.—The Great Water Scheme. Colonies for Kaffirs.

ROB Cape Town of its picturesque surroundings, remove the mountain whose granite precipices loom above the bay, and which stamp such a deep impression on every voyager to the port, and take away the dusky Kaffir boys who lounge along the streets, and you have a typical up-to-date English city. The streets are broad and well paved, electric cars, propelled by means of overhead wires, run through the main thoroughfares, electric arc lamps illuminate the town, hackney carriages ply for hire, and in other ways there are all the features which go to make up a modern English city. The civic government, too, differs little from that which prevails in this country. The Corporation is modelled on English lines, the Council is vested with powers similar to its English prototype, and the councillors have to face the same problems as do their fellow workers here. As in Manchester, Birmingham, Liverpool, and other progressive municipalities, the town council is made up of the leading business and



Crown, with orb and cross on the summit, is divided into four panels by figures of mermaids, typifying the maritime character of the city. The front panel is filled by the city arms, and the reverse by those of the Colony, where the side panels are filled by a conventional arrangement of the rose, thistle, and shamrock; and on the flat centre of the dome, beneath the orb and cross, are the arms of the United Kingdom in full blazon. The head of the mace is supported on the staff by four ornamental brackets, terminating in winged heads of Mercury, symbolising the commercial character of the city.

The great waterworks scheme, which gives such a touch of romance and grandeur to the civic undertakings of the city, was also due to the instigation of Sir John Woodhead. Cape Town was badly off for water when Sir John first came on to the Council—as badly off as East London in the time of a drought. Sir John had suffered in his business from the defective supply, and was resolved to remedy the evil

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is one entrance for both classes of women bathers. All the entrances lead directly to the several departments, and corridors are avoided.

The swimming bath in the first class department will have a pond 100ft. by 35ft. The gangways will be 4ft. wide, paved with

through a large waiting hall to the washhouse.

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s &c.

Baths &c

Capetown to the front in municipal affairs.

Even the mace which occupies so prominent a place in the Council Chamber, has associations which bind Capetown closely to the mother country. The mace has quite a romantic history—a history which finds an important place in the records of the Corporation. Until two or three years ago Capetown was without the symbol of civic dignity, and it was due to Sir John Whitehead, who held the mayoral chair for several years, and who was instrumental in initiating some of the most important schemes carried out by the city, that the present emblem was secured. Sir John conceived the idea of obtaining a mace, the staff of which should consist of a piece of wood from one of the renowned old battleships which have played so important a part in the evolution of the Empire. Armed with introductions from Mr. Cecil Rhodes, who was then Premier of the Colony, Sir John Woodhead came to England. He was fortunate in enlisting the interest of the Prince of Wales in his scheme, and through the instrumentality of His Royal Highness he obtained a piece of oak from Nelson's old flagship, "the Victory." Steps were also taken by Sir John to secure a design for a mace on the model of one of the fine old relics so treasured by English corporations. As the result of diligent inquiry he found there are 210 municipal maces in the country. Of these, 147 are of silver gilt, fifty-nine are of silver, two are of brass, one of copper, and one of iron. After inspecting a number he chose the mace presented to Northampton by Charles II. as his model. The head of the Cape Town mace, which is surmounted by the Imperial

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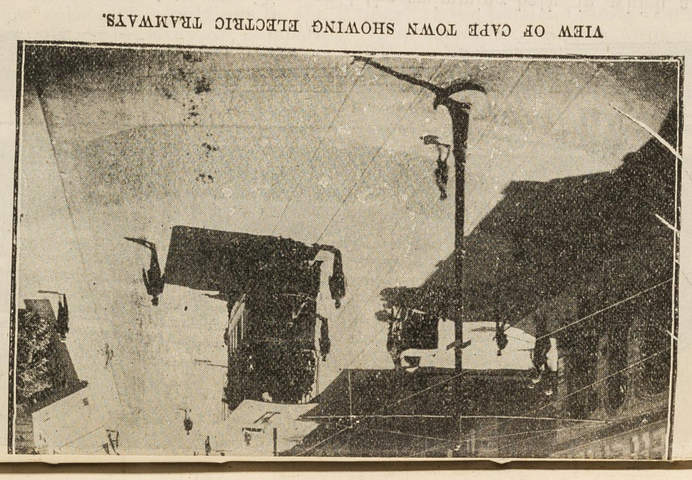

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Baths &c

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The following is a comparative statement, shewing the number and classification of Bathers and the number of Washers at each Establishment during the past ten years.

TOTTENHAM COURT ROAD.

	1889	1890	1891	1892	1893	1894	1895	1896	1897	1898
Total Number of Tickets issued ...	176712	186561	184782	185481	180660	195192	171664	194269	193799	196047
Viz.—										
First Class ...	64320	69296	69095	65898	66567	73380	60951	69446	67083	64695
Second Class ...	112392	117265	115687	119583	114093	121812	110713	124823	126716	131352
Males ...	149291	158794	155729	158722	154128	168884	143169	164624	162905	164588
Females ...	27421	27767	29053	26759	26532	26308	28495	29645	30894	31459
Swimming Baths—										
First Class ...	20588	24694	23868	22821	22902	27581	20347	24087	21924	20120
Second Class ...	29860	31719	25267	29509	27498	26157	25402	25920	21039	21196
Attendance of Females and Children at the Swimming Baths—										
Females—First Class ...	224	212	231	121	79	114	57	128	131	123
,, Second Class ...	4019	4272	4325	4049	2800	3068	2592	3112	2269	1978
Girls from the Elementary Schools ...	220	285	312	954	910	1006	540	619	460	1145
Boys ,, ,, ,, ...	960	880	465	1016	1280	1356	3526	4256	3272	3550
Number of Vapour Baths ...	386	374	333	362	410	405	433	343	396	386
Number of Washers ...	43703	43346	45301	44132	42920	40168	45142	43775	42412	42875

KING STREET.

	1889	1890	1891	1892	1893	1894	1895	1896	1897	1898
Total Number of Tickets issued...	153307	163618	160592	167450	154299	161920	146627	171265	166401	172899
Viz.:—										
First Class ...	57196	54227	51333	51318	48891	52521	45134	47769	45151	45210
Second Class...	96111	109391	109259	116132	105408	109399	101493	123496	121250	127689
Males ...	136757	146782	143601	150305	136511	143070	129528	151497	146939	152426
Females ...	16550	16836	16991	17145	17788	18850	17099	19768	19462	20473
Swimming Baths—										
First Class ...	26816	28158	25318	27321	24887	27984	22744	23226	20587	19270
Second Class ...	25908	30785	29826	38231	30883	35079	30672	45613	38450	35221
Attendance of Females and Children at the Swimming Baths—										
Females—First Class ...	2182	2091	2061	2305	1863	1684	1198	1268	1007	650
,, Second Class ...	...	...	...	...	...	...	192	1287	1233	1258
Girls from Elementary Schools ...	65	32	25	280	454	553	503	2260	1461	676
Boys ,, ,, ...	478	514	524	4005	3821	3987	7632	16078	13902	11429
Number of Washers ...	25753	24534	24369	22050	22439	20645	21404	19645	21297	20472

Financial position.

Indebtedness.

Indebtedness of the Parish.

The following return shews the amount of Loans outstanding at the end of the Financial Year ended at Lady-day, 1897, applicable to St. Pancras Parish, as compared with the whole Administrative County of London (exclusive of the City of London Corporation) :—

Authorities.	St. Pancras Parish.	The whole Administrative County of London (*exclusive of City Corporation.*)
	£	£
Poor Law Purposes	232,590	2,631,480
Metropolis Local Management Purposes	*337,101	4,693,092
Overseers	nil	24,664
Burial Boards	†—	115,286
Bath Commissioners	†—	363,459
Libraries	nil	112,578
Sick Asylum District Managers.. ..	nil	41,841
School District "	nil	205,626
Total Loans outstanding for Local Purposes	569,691	8,188,026
London County Council	‡898,275	19,105,942
School Board for London	‡426,530	9,271,131
Metropolitan Asylums Board .. .	‡88,808	1,918,225
Metropolitan Police	‡15,688	298,337
Total Loans outstanding for Local and County Purposes	£1,998,992	£38,781,661

**Exclusive of £91,761 mortgage debts of the late Paving Commissioners chargeable on several Estates of the Parish.*

†Included in Metropolis Local Management Purposes.

‡ Apportioned to St. Pancras on basis of the Rateable Values.

Rateable Value.

Rateable Value, 6th April, 1897.

	£
St. Pancras	1,644,780
The whole Metropolis	36,114,190

Population.

Population.

St. Pancras (*Census, 29th March,* 1896) ..	240,764
The whole Metropolis (*Census,* 1891) ..	4,232,118

Rates .... 6/- in £.

Wood Paving

Brothels

I am of opinion that if the **General Rate** can be kept nearly at an equable figure without increase, it is about as favourable a result of careful management as can reasonably be expected in the face of the constant demands for the extension of the wood paving system, regardless of cost, for it must be clear that if a material be substituted the life of which is about half that of granite, the difference of cost of maintenance must become apparent in our rates, which is hard on small shopkeepers and persons of fixed income; but the indifference to the consequences by such persons is strikingly illustrated by the demands for wood paving in such streets as Compton Street and Leigh Street; and when we look at the state of the houses in Guilford Street and Grenville Street, where Baltic wood has been laid, it seems as if people will endure anything rather than

AL JOURNAL.

OCTOBER 4, 1901.

SOME MUNICIPAL CUSTOMS.

Beating the Bounds and Riding the Marches.

A GOOD deal of fun is usually got out of the beating of borough boundaries, and the ceremony last week at Maidenhead proved no exception to the rule. There was quite a chapter of accidents. To start with, no less a person than the master of ceremonies, Maidenhead's oldest Alderman, had the misfortune to slip in the river, and honoured about knee-deep in the water. Then the gallant sergeant-at-mace, in all the glory of a gold-braided tunic, tumbled in after him.

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e not overlooked by the ural school of arts and lished by the London ce for artizans who are which artistic training the school is confined ed in some specific in- are offered to stone stained glass workers, tinet makers, designers

The cost of the buildings, exclusive of the ... has been about £75,000.

Special attention has been given to the arrangement of the engineering works, which include all the latest improvements. In the boiler room are fixed three Galloway patent boilers, 30ft. long by 7ft. diameter, and a Green's Patent Fuel Economiser. The pump room contains feed pump, steam injector, condense receiver and pump. Sump pump and hydraulic pump. Hot water is generated by means of Messrs. Z. D. Berry and Sons new pattern improved reservoir heaters, steam being conveyed to these from same boilers, and the condensed water from same being used as feed water. The public washhouse is fitted with fifty washing compartments, each fitted with a washing and boiling trough, fifty drying horses, and four water-driven hydro-extractors. The washing and boiling troughs are enamelled on the inside in pale sea green, which is a decided improvement on the general style adopted of galvanizing. An improved pattern steam hot air-heater is used for heating the drying closets, the air being forced through the heater by an electric-driven fan. In the mangling room are two 7ft. box mangles, folding and ironing tables, ironing stove, &c. The four swimming ponds are heated by means of circulating pipes and live steam injectors, and each pond has a cold-water spray and scum trough. Hot and cold water is taken to all the slipper baths, many of which are fitted with special douche sprays. The building generally is heated throughout by low-pressure hot-water, except the first-class swimming bath, which is heated on the Plenum system. The general engineering works have been carried out by Messrs. Z. D. Berry and Sons, of Regency-street, Westminster.

The building contractor is Mr. C. Wall, of Chelsea. The hydraulic work and Plenum ventilation have been executed by Messrs. W. J. Fraser and Co.; Messrs. Doulton and Co. executed the terra cotta work; and the internal sanitary fittings have been supplied by Messrs. Taylor and Sons. The architect, Mr. T. W. Aldwinckle, F.R.I.B.A., had the assistance of Messrs. Dolby and Williamson as consulting engineers in connection with the electric lighting. Mr. E. T. Larkin has acted as clerk of works throughout.

were sent to prison for three months each without the option of fine. In the other cases fines were imposed, amounting to £189, and costs to the amount of £63. The fines go to the Treasury, but the costs, when recoverable, are received by the Vestry. Several prosecutions are still pending. In some cases, where the evidence was insufficient to justify legal proceedings being taken, a letter to the owner of the premises complained of has invariably had the effect of at once abating the nuisance.

In one case the Magistrate ordered the prosecution of the owner of the premises on the evidence given in Court by one of the witnesses called in support of a prosecution. This person was accordingly prosecuted, convicted, and sent to prison for a period of two months, evidence being adduced to the effect that he was the owner of several houses of this character. The conviction was appealed against, but the decision of the Magistrate was upheld.

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The Scots beat their bounds — or ride their marches as they call it—in a more sedate and less exciting manner. At Dumfries last Thursday the ancient ceremony was performed after a long interval of years, and the revival was instigated by the accession of a new Sovereign. The municipality got together quite an imposing cavalcade, the city fathers being supported by local carters, dairymen, and, in fact, everyone in possession of a horse. Among the processionists was a gentleman who was present at the "riding" in 1842. The boundaries extend for sixteen miles, and to expedite matters the work was completed in two sections. An interesting feature of the ceremony was the reading by the Town Clerk of the Charter granted to Dumfries by Robert III.

Peterborough Bridge Fair, which dates back to the days when the abbots ruled the monastery of "Peterborough the Proud," was proclaimed with quaint ceremony on Tuesday by the Corporation. At noon a procession of the Council was headed by the Mayor's sergeant and javelin men, marched to the bridge which divides Northamptonshire from Huntingdonshire, and there the fair was solemnly proclaimed, to be held "as well in Northamptonshire as in Huntingdonshire to-day, to-morrow, and the day afterwards." All persons were charged "to conduct themselves soberly and civilly, and pay all just dues and demands." The civic officials then adjourned to the fair fields, where the words of the charter were repeated, and amid a pandemonium of steam organs and much chaff from the show people the fair was declared open. According to custom, the Mayor afterwards entertained the authorities to a sausage and champagne luncheon.

THE L.G.B. AND DEPUTATION EXPENSES.

RECENTLY the auditor surcharged the members of the Pontefract Rural District Council with regard to the payment of the travelling expenses of deputations appointed to inspect roads, &c., within the Council's area. The Local Government Board has confirmed the surcharge, but in response to a special appeal has remitted the surcharge, with an intimation, however, that such payments must be discontinued. The Council has resolved to join in the general appeal which is being made to the Local Government Board with a view to secure an alteration of their ruling.

MAYOR CHALLENGED TO A DUEL.

DR. LUEGER, the anti-Semitic Mayor of Vienna, has been challenged to a duel by Dr. von Ofenheim, a lawyer. The latter is the owner of several houses, and refuses to pay the water-rates, which he declared were not legal. Thereupon the municipal authorities stopped the supply, and Dr. von Ofenheim violently attacked the Mayor in the *Tagblatt*. Dr. Lueger commented upon it at a sitting of the Municipal Council, and called Dr. von Ofenheim a wicked fool. The lawyer then sent his challenge. Dr. Lueger, however, replied that he refused satisfaction on principle and on religious grounds, and that he would not allow anyone to prevent

amount of £63. The fines go to the Treasury, but the costs, when recoverable, are received by the Vestry. Several prosecutions are still pending. In some cases, where the evidence was insufficient to justify legal proceedings being taken, a letter to the owner of the premises complained of has invariably had the effect of at once abating the nuisance.

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The public washhouse is entered from the Grafton-road, and comprises fifty washing compartments, fifty drying horses (heated and ventilated on the "plenum" system) and a mangling and ironing room. The hydro-extractors in the public washhouse are driven by hydraulic power direct without belting, and are fitted with automatic covers so arranged that the cover is closed while the hydro is at work, and is only open when it is at rest. This will prevent accidents. The ironing room has two mangles, folding tables, and ironing tables. Electric irons will be used. In connection with the public washhouse is a crêche, which will doubtless be found of great value, also a large waiting room and cloak room. There is a large boiler house, with three Galloway boilers 30ft. by 7ft., and an economiser. The baths superintendent has an office close to the men's entrance, and a capital residence on the second floor. There is a large committee room on the first floor, which will also be used as a lady artistes' room during the winter. The establishment laundry is placed in the basement, and will be worked by men only. There is one Baker's washing machine, two hydro-extractors, 17 drying horses, boiler, and rinser and vertical mangle. A large towel store is provided near this laundry. There is a complete system of subways in the basement for the purpose of administration, and these are in connection with the superintendent's office and residence and boiler house, establishment laundry, and towel store. All trolley work in connection with towels, bathing drawers, &c., will be done in the basement. The clean towels will be brought by lifts direct into the pay offices, and all dirty towels, &c., will be sent through glazed brick-lined shoots down into the basement. It is expected that a considerable saving in the cost of administration will be the result of this arrangement. Two refreshment rooms are provided, one for men and one for women. These are placed near the respective entrances, and are expected to be very popular with bathers. The warming and ventilation of the men's first class swimming bath have already been described. All other departments are warmed by means of low pressure hot-water apparatus, and ventilated by means of Davidson's "Sirocco" fans, electrically driven. The buildings throughout are lighted by electricity, and, with the exception of the hydraulic work, all motive power is supplied from electric motors. Two artesian wells are being sunk on the premises, which it is hoped will yield between them about 25,000 gallons per hour. The cost of the buildings, together with all machinery and fittings, has been about £75,000.

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The evil of splashing is, however, diminished where hard **Australian Wood** is used, and doubtless our Colonists rejoice in the wisdom which has resulted in preference being given to their Forest productions.

The Wood Paving Works executed have comprised the following:—

Gray's Inn Road	Sides renewed with Jarrah.
Judd Street	Renewed with Jarrah.
Charlotte Street (extension from Goodge Street to Percy Street)	With Jarrah in substitution of granite setts.
Seaton Street (Stanhope Street to Fitzroy Place.)	Substitution of old wood blocks in lieu of worn-out granite setts.
Bernard Street (Brunswick Sq. to Parish boundary)	Substitution of Jarrah for Macadam.
Kentish Town, by Bartholomew Road	Substitution of Jarrah for Yellow Deal.

Suppression of Disorderly Houses.

During the past year 52 complaints were received of houses being conducted as brothels, and in every instance the Vestry's Inquiry Officer reported thereon. Preliminary Notices were served in 6 cases, and in 33 instances instructions were given to the Solicitor to prosecute. Legal proceedings were instituted and convictions obtained against 18 persons, with the result that three persons were sent to prison for three months each without the option of a fine, and in the other cases fines were imposed, amounting to £189, and costs to the amount of £63. The fines go to the Treasury, but the costs, when recoverable, are received by the Vestry. Several prosecutions are still pending. In some cases, where the evidence was insufficient to justify legal proceedings being taken, a letter to the owner of the premises complained of has invariably had the effect of at once abating the nuisance.

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