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"THE GEOGRAPHY OF INTER-WAR (1919-39)
RESIDENTIAL AREAS ON TYNESIDE:
A STUDY OF RESIDENTIAL GROWTH, AND THE
PRESENT CONDITION AND USE OF PROPERTY"

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Volume II

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APPENDIX 1

A NOTE ON THE SCALE AND CAUSES OF THE POST-
WORLD WAR I HOUSING SHORTAGE.

A NOTE ON THE SCALE AND CAUSES OF THE POST- WORLD WAR I HOUSING SHORTAGE.

That the housing shortage on Tyneside was abnormal (even for Tyneside) can be seen when the data used in the first cross-section (in Chapter II) is compared with similar data for 1911. In Chapter II a crude estimate of the number of dwellings required in 1921 was made by assuming the ideal of one family per dwelling, and subtracting the number of occupied, structurally separate dwellings from the number of families. If a similar procedure is adopted using 1911 Census data, the results (Table A1:1) suggest that the size of the housing problem (as indicated by the proportionate housing shortage) was smaller for Tyneside in 1921 than in 1911, but greater for eight¹ of the region's 14 Local Authority areas. In addition, it would appear from Table A1:1 that in both the conurbation and seven of the Local Authority areas² the proportion of vacant dwellings was higher in 1911 than in 1921. Apparently, therefore, Tyneside had in 1911 a greater housing shortage than in 1921, but proportionately more vacant dwellings. This was the situation in five³ of the areas, but in six⁴ the complete reverse was true - both the shortage of property and the number of vacant dwellings being proportionately greater in 1921 than in 1911. In two of the remaining towns (Blaydon and Felling) the shortage was proportionately greater in 1921 than in 1911 but the proportion of vacant dwellings was less, while in South Shields the housing shortage was proportionately larger, and the number of vacant dwellings smaller, in 1911 than in 1921.

If a study is made of the proportion of families living in overcrowded conditions (i.e. households living at a density of two or more persons per room) it can be seen (Table A1:2) that in only Blaydon, Ryton

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1. Blaydon, Felling, Gosforth, Hebburn, Newburn, Ryton, Wallsend and Whitley and Monkseaton.
 2. Blaydon, Felling, Gateshead, Jarrow, Newcastle, Tynemouth and Whickham.
 3. Gateshead, Jarrow, Newcastle, Tynemouth and Whickham.
 4. Gosforth, Hebburn, Newburn, Ryton, Wallsend and Whitley and Monkseaton.

and Whickham was the proportion of families living in overcrowded conditions greater in 1911 than in 1921.

Table A1:1. Tyneside: Housing Requirements and Vacant Dwellings, 1911 and 1921 Compared.

Administrative Area	Requirements as percentage of Occupied Dwellings		Vacant Dwellings as percentage of total Building Stock	
	1911	1921	1911	1921
Blaydon	3.87	4.54	2.32	1.64
Felling	3.33	4.03	4.12	2.54
Gateshead	15.70	8.25	9.82	3.17
Gosforth	0.13	5.52	4.46	5.63
Hebburn	0.73	13.24	2.83	3.92
Jarrow	12.47	8.37	2.47	1.04
Newburn	1.08	5.40	1.27	1.87
Newcastle	23.51	7.62	4.81	4.51
Ryton	1.69	3.32	0.78	1.67
South Shields	12.27	6.98	1.66	2.63
Tynemouth	26.74	6.63	6.26	2.99
Wallsend	7.25	8.63	2.03	4.86
Whickham	4.56	2.82	3.84	2.32
Whitley and Monkseaton	2.94	12.06	6.53	6.72
Tyneside	14.97	7.39	4.67	3.62

Table A1:2. Tyneside: Proportion of Families Living at more than Two Persons Per Room.

Administrative Area	1911	1921
Blaydon	41.2	38.1
Felling	37.1	38.9
Gateshead	33.7	37.0
Gosforth	12.4	13.8
Hebburn	42.1	46.9
Jarrow	37.8	42.3
Newburn	34.2	34.5
Newcastle	31.6	33.6
Ryton	32.1	31.2
South Shields	32.9	36.5
Tynemouth	30.7	34.4
Wallsend	32.0	37.3
Whickham	32.3	31.3
Whitley and Monkseaton	3.4	10.4

Thus, the housing problem on Tyneside was generally worse in 1921 than in 1911. This situation can be attributed to the disproportionate increase in families over dwellings. Unfortunately, no statistics are available for the period 1911-1919 but, if those for the Census years 1911 and 1921 are used (Table A1:3) it can be seen that in six

areas¹ the proportionate increase in household formation was greater than the proportionate increase in the stock of dwellings. On the other hand, in five areas² the opposite was true, while in the remaining areas³ the increase was virtually equal. If reference is made, moreover, to the housing situation mentioned above, it can be seen that in all six of the

Table A1:3. Tyneside: Proportionate Increase in Households and Dwellings, 1911-1921.

Administrative Area	1911-1921 Percentage Increase	
	Total Dwellings	Private Families
Blaydon	8.2	9.5
Felling	4.8	7.2
Gateshead	13.8	13.8
Gosforth	5.6	9.6
Hebburn	4.5	16.0
Jarrow	16.5	10.5
Newburn	9.1	12.9
Newcastle	25.9	8.9
Ryton	9.7	10.3
South Shields	15.8	8.8
Tynemouth	25.9	9.0
Wallsend	11.7	9.3
Whickham	7.7	7.4
Whitley and Monkseaton	33.3	42.9

areas in which household formation exceeded the construction of dwellings, the 1921 housing shortage was proportionately greater than that of 1911.

Of the areas in which a relatively larger increase occurred in the proportion of dwellings over families, the housing situation in four⁴ was proportionately smaller in 1921 than in 1911, while in one Authority (Wallsend) it was larger. Similarly, of the three Authorities (Gateshead, Ryton and Whickham) with an almost equal increase in household formation and the dwelling stock, in two (Gateshead and Whickham) the housing shortage was proportionately smaller in 1921 than in 1911, while in one (Ryton) it was greater.

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1. Blaydon, Felling, Gosforth, Hebburn, Newburn and Whitley and Monkseaton.
 2. Jarrow, Newcastle, South Shields, Tynemouth and Wallsend.
 3. Gateshead, Ryton and Whickham.
 4. Jarrow, Newcastle, South Shields and Tynemouth.

Moreover, if the Authorities are ranked according to

- (a) the difference between the proportionate increase in families and the proportionate increase in the dwelling stock, and
- (b) the difference between the proportionate dwelling requirements for 1911 and 1921.

then a Spearman's rank correlation coefficient can be obtained¹ and this would suggest that where the greatest increases took place in the shortage of dwellings, the greatest excesses occurred in the percentage increase in families over dwellings. Similarly, where the greatest decreases occurred in the housing shortage, the greatest percentage increases occurred in the total number of dwellings over families.

The immediate cause of the shortage of dwellings in 1921 must be regarded as being the result of the almost complete cessation of residential building during the war years of 1914 to 1918. However as can be seen from Table A1:4, building activities began to slow down after 1910; hence the shortage of dwellings in 1921 cannot be solely attributed to the cessation of building during the war years. No statistics giving the number of dwellings completed in the years immediately preceding the war are readily available but, according to A.G. Kenwood² it is possible to use the annual number of houses for which plans were approved to create an index of residential construction.³ Using the statistics given in Table A1:4, it can be seen that while there appeared to be a small reduction in residential building activity throughout Tyneside prior to 1910, a really rapid decrease occurred after that date, and continued until 1913 when a slight increase took place. The reason for this

1. Spearman's Rank Correlation Coefficient is +0.89. A student's 't' test for a coefficient of this magnitude gives a value of 6.76 which, with 12 degrees of freedom, exceeds the 0.1 per cent probability level: therefore the correlation is highly significant (for method of working see Appendix 3).
2. A.G. Kenwood, "Residential Building Activity in North East England, 1853-1913", The Manchester School, Vol. XXXI, 1963.
3. On page 116 of his work, Kenwood suggests that "about 85 per cent of the houses approved were actually built" with a six months' time lag between "the approving of a house plan and the completion of the building".

Table A1:4. Tyneside: Housing Plans Approved by Local Authorities, 1900-1913.

Area	Number of Housing Plans Deposited in Years													TOTAL	
	1900	1901	1902	1903	1904	1905	1906	1907	1908	1909	1910	1911	1912		1913
Blaydon	194	442	134	336	150	236	219	505	269	121	73	19	13	12	2,723
Felling	39	75	122	174	81	62	52	71	87	57	10	39	27	9	905
Gateshead	548	478	784	449	334	343	126	251	166	219	106	120	32	37	3,993
Gosforth	38	130	146	152	66	106	164	90	40	82	52	66	46	20	1,198
Hebburn															
Jarrow	84	85	67	63	51	19	25	119	32	10	24	19	-	23	621
Newburn															
Newcastle	578	730	1,069	655	425	771	1,093	695	555	453	318	166	89	133	7,730
Ryton	157	83	73	92	69	48	150	159	72	147	142	142	14	42	1,390
South Shields	220	130	385	85	207	256	226	87	133	111	153	39	27	88	2,147
Tynemouth	93	195	298	275	185	249	213	194	77	47	52	33	35	61	2,007
Wallsend	196	316	249	240	163	131	150	123	127	53	37	15	26	30	1,856
Whickham	138	89	100	177	87	126	40	171	172	95	155	82	27	44	1,503
Whitley & Monkseaton	136	351	249	143	180	185	199	183	136	264	274	108	57	71	2,536

Source: A.G. Kenwood - Private Communication.

phenomenon on a National scale was largely the psychological effect of taxes introduced by the Financial Act of 1909, and Tyneside appears not to have escaped the effects of this for, according to the Housing Commissioner for Northumberland and Durham, "there was no doubt that the 1909-1910, 'Finance Act' stopped building very considerably"¹.

1. "Durham County Advertiser", 23rd May, 1921.

APPENDIX 2

THE HOUSING ACTS, 1919-1939.

THE HOUSING ACTS, 1919-1939.

The Housing Acts introduced by the National Government during the period 1919-1939 form the basis of Tyneside's Inter-War Housing Policy. The first Act (the Housing and Town Planning Act of 1919)¹ introduced the principle of a State Subsidy to encourage the Local Authorities at a time of great economic uncertainty. Under the Act (Sections 1(a) and 2) Local Authorities had to survey the needs of their districts within three months of the passage of the Act, and to make and carry out (with the approval of the Minister of Health) plans for the provision of the dwellings required.

All losses in excess of a penny rate incurred by the Local Authorities were to be borne by the Treasury, provided the schemes had been approved (Section 7(2)(a)). Up to March, 1927, rents which had been approved by the Minister of Health, were to be fixed independently of costs but thereafter rents of subsidised houses were to equal the economic rent (i.e. the rent at which neither a profit nor a loss is made) of houses built after that date, irrespective of the date at which the houses had been built. The Act did not provide a subsidy to private enterprise, but permitted an annual subsidy to housing trusts and societies not trading for profit (Sections 18-20).

The Act of 1919 took no notice of the fact that the financial strength of a Local Authority (namely the ability of the Local Authority to provide subsidies from the rates) is often (as was shown in Chapters I and II) inversely proportional to its need. However, it had embodied in it the principle that subsidies should be progressive with need - the subsidy should be concentrated in those areas which needed most help - a factor that had not formerly been the accepted basis of subsidies to Local Authorities.

1. 9 and 10, Geo. V, Chapter 35.

Housing (Additional Powers) Act, 1919.

Later in 1919, the Housing and Town Planning Act was reinforced by the Housing (Additional Powers) Act.¹ Under Sections 1 and 2 of this Act a small lump sum subsidy per house was provided for houses built by private enterprise which were "in material accordance with the conditions as to the number of houses per acre and the standards of structural stability and sanitation approved by the Minister" (Section 1 (2)(a)).

Housing and Town Planning, etc. Act, 1923.

In July, 1921, it was announced that Local Authorities must not incur further commitments with regard to housing under the Acts of 1919.² However no new policy was inaugurated until the spring of 1923 when the Housing and Town Planning, etc. Act was passed.³ This Act was intended to give a stimulus to private builders to meet the demand for housing and to expedite the process whereby private enterprise extended its operations from the more expensive to the less expensive home. To do this it provided (under Section 1(1)) a subsidy of £6 per house for 20 years to be paid to the Local Authorities who either passed it on to private builders (usually in the form of a capital sum of £75) or retained it as a direct subsidy where they themselves erected houses. Any further loss was borne by the Local Authority but, if the loss was less than the Government subsidy, the latter was proportionately reduced. The subsidy was available for all houses completed by October 1st, 1925, or in special cases, by June 1st, 1926, and was (under Section 1(2)) restricted to a two-storeyed house of between 620 and 950 superficial feet or a structurally separate and self-contained flat or a one-storeyed house of between 550 and 880 superficial feet.

1. 9 and 10, Geo. V, Chapter 99.

2. "Newcastle Weekly Chronicle", 30th July, 1921.

3. 13 and 14, Geo. V, Chapter 24.

Housing (Financial Provisions) Act, 1924.

In 1927, the subsidy was reduced from £6 per house per annum to £4 or £50 capitalised, and, by 30th September, 1929, it was no longer being paid. The 1923 Act assumed that the housing shortage would be over in two or three years, encouraged private enterprise to build small homes either for sale or letting, and discouraged extravagance among Local Authorities. In all this, it differed markedly from the Housing (Financial Provisions) Act of 1924¹ which was introduced by the first Labour Government and which was intended to encourage Local Authorities to build working-class houses to let and not to sell.

Under the Act a subsidy of £9 per house for 40 years was made available for houses completed before October 1st, 1939, (Sections 1 (1) and 2 (1)(a) and (b)). The subsidy was restricted to two-storey cottages of between 620 and 950 superficial feet and one-storey houses of between 550 and 880 superficial feet providing (Section 3 (1)(a) to (f)) they were let to persons who intended to reside in them; were not assigned, re-let, vacated or part-vacated without the consent of the Local Authority; were sold by the Local Authority only with the consent of the Minister of Health; were constructed under a contract which contained a "fair-wage" clause; were let at the "Appropriate Normal Rent" and reasonable preference was given to large families.

Under the 1924 Act, the question of rents was vague. In Section 3 (1) paragraph (e) it was stated that rents were to be fixed in relation to the prevailing controlled rents of houses erected prior to August 3rd, 1914, unless it was necessary to charge more to cover the estimated annual expenses incurred by Local Authorities after the equivalent of £4 10. 0. had been contributed from the rates. However, no guidance was given as to which houses were to be used as the basis of comparison and, as a

1. 14 and 15, *Geo. V*, Chapter 35.

result, the average rent was usually fixed at a level which would prevent any loss in excess of an average of £13 10. 0. per house per annum.

In 1927, the 1924 subsidy was reduced by £1 10. 0. in respect of all houses completed after that date. However, it was not until 1933 that the powers of the Act came to an end and the first phase of the drive to build additional houses was terminated. After that date Government assistance was discontinued for any purpose other than the abatement of overcrowding or the re-housing of families from slums.

Housing Act, 1930.

The 1924 Act was the last major Act of the 1920's. An Act was passed in 1925 but this was merely to "consolidate the enactments relating to the housing of the working-classes in England and Wales". The next major Act was introduced in 1930 when Government recognition of the problem of slum-clearance first became apparent. Provision had been made, under the Act of 1923, for a 50 per cent grant for slum-clearance but this proved to be ineffective and the first real attempt to solve the problem was made under the Housing Act¹ introduced by the Minority Labour Government in 1930.

Under Sections 1 (1) and 7 (1) two types of area were defined. The first, a clearance area, was an area in which the dwellings, by reasons of their disrepair, sanitary defects or bad arrangements, were unfit for human habitation or dangerous or injurious to the health of the inhabitants and required demolition. Before designating a clearance area, the Authority had to satisfy itself that accommodation was available for those persons displaced, and that the resources of the Authority were sufficient to carry out the resolution. An area with similar conditions

1. 21 and 22, Geo. V, Chapter 39.

which could be effectively remedied without the demolition of all buildings was termed an "improvement area". As an inducement to Local Authorities to take effective action, considerable changes were made in the compensation law (Section 12) and certain clauses were introduced to enable Local Authorities to acquire cleared sites at less than the market value (Section 10). Moreover, a subsidy was made under Section 26 of the Act towards the expenses for clearance, improvement schemes and necessary re-housing. According to sub-section (3)(b) the subsidy, which was payable for 40 years was, in the case of urban areas, £2 5. 0. per person displaced "provided that the number of persons taken into account" did not exceed the number of persons of the working-classes for whom suitable accommodation had, with the approval of the Minister, been rendered available by the Authority (Section 26(2)).

The subsidy was paid, however, only for property which fulfilled conditions which, for the most, were similar to those imposed by the 1924 Act. One condition (Section 27(c)) was peculiar to this Act, however. This provided

"That whilst the Local Authority may charge such rents as they think fit, and may grant rebates as they think fit, the total amount of the rents shall be an amount ascertained by deducting from the estimated annual expenses incurred by the Local Authority the annual equivalent calculated on a 60 year basis of the Exchequer grant and a contribution from the rates".

The subsidy was supplemented by a rate contribution of £3 15. 0. per house erected for 40 years (Section 27 (1)(c) (11)), and an upper limit to the aggregate subsidy payable to the Local Authority was fixed by taking account of the number of persons and multiplying by £2 5. 0. (Section 26 (2)). Where the Minister was satisfied that it was necessary to re-house the persons displaced in buildings of more than three storeys on sites costing more than £3,000 per acre, the subsidy was increased to £3 10. 0. (Section 26 (3)).

The Housing Act, 1935.

The problem of overcrowding was first approached directly in 1935, as, under Section 3 of the Housing Act of that year¹ wilful and avoidable overcrowding became a penal offence. By Section 1 of the Act, Local Authorities had to survey and prepare plans for providing sufficient accommodation. To do this, they were empowered to schedule mixed congested districts as "Redevelopment Areas", upon a wider social and planning base than was required for the declaration of "Clearance Areas" under the 1930 Act. The provision for these were, according to Section 13 (1), that the area contained at least 50 working-class houses, that at least one third of them were overcrowded or unfit, that the industrial and social conditions were such that the area should be used to a substantial extent for rehousing, and that it was expedient that the area should be redeveloped as a whole. In such a case the Local Authority could acquire the whole area and prepare a redevelopment plan, providing all facilities except factories.

Subsidies, of no more than £5 per annum for £20 years, were granted under Part III Section 32 (2) for property provided by the Local Authority and were less generous than those available under the 1930 Act, while the Scale of Exchequer Contributions laid down in Schedule III Section 31 for blocks of flats erected on sites costing over £1,500 per developed acre also compared unfavourably with the 1930 Act. The subsidy was, in fact, £6 per flat where the site cost between £1,500 and £4,000; £8 per flat where the cost fell between £5,000 and £6,000 and then rising by £1 for each additional £2,000 or part thereof in cost per acre.

"Cottages", according to memorandum D "under present conditions ... can generally be erected at a cost which enables the Local Authority to let them at reasonable rents, without the aid of a subsidy or with a subsidy of comparatively small amount where conditions are less favourable".

1. 25 and 26, Geo. V, Chapter 10.

To qualify for a subsidy, then, the Local Authority had to prove that the proposed rehousing would impose an undue burden on the district but, even if it could prove this, the amount allowed was not to exceed £5 per house for 20 years.

The Act of 1935 also provided for a consolidation of Housing Accounts (Part III Section 40). This enabled the Local Authority to adjust rents where needed and so abolish the anomalies in comparative rents which had developed over the period as a result of Local Authorities drawing subsidies of different amounts for schemes carried out at different dates.

Housing Act, 1936.

Further consolidation took place under the Housing Act, 1936¹ which consolidated the Housing Acts of 1925 to 1935. Under Part III of the Act, the Local Authority was given the power to declare an area a "clearance area" under the same conditions as had been imposed by the 1930 Act. Once declared, the Authority could either acquire the land and property and redevelop it itself, or leave it to the owner. If the former course was taken, the owner received only compensation for buildings which were fit for human habitation, or had been used for purposes other than housing.

Similarly, under the same conditions as had been imposed under the 1935 Act, the Local Authority could declare an area a "Redevelopment Area".

The abatement of overcrowding was dealt with under Part IV of the Act, the standards involved being the same as those for the 1935 Act. Part V (Section 71) of the Act required the Councils to obtain reports as to the housing needs of their districts, and to submit proposals for meeting them. Each dwelling was to have a bathroom, and building contracts were to contain a "fair wage" clause.

Local Authorities were given power to purchase (by compulsion if necessary) land sufficient not merely for the erection of their own

1. 26 Geo. V and I Edw. VIII, Chapter 51.

dwellings, but also for selling or leasing to private enterprise for purposes which were "necessary or desirable for, or incidental to, the land as a building estate ... including the provision of ... factories, workshops, or for the convenience of, persons belonging to the working-classes, and other persons". (Section 79 (1)).

The subsidy provisions of the 1930 and 1935 Acts were re-enacted in Part VI of the Act, whilst provisions were also made under Section 91 for the assistance of private enterprise. These included the empowering of Local Authorities to make loans (normally not exceeding half the value of the buildings) to the owners of working-class houses to make them suitable for occupation, or to persons or bodies erecting houses or converting them into self-contained flats, in which case, the loan would not exceed 90 per cent of the value, and would not be paid if the value of the house was more than £800.

Housing (Financial Provisions) Act, 1938.

The Housing Acts of 1935 and 1936 required that Government contributions should be reviewed on October 1st, 1937. After investigating building costs and consulting the representative associations of Local Authorities, the Government decided upon a uniform rate of subsidy for all housing purposes. This decision was embodied in the Housing (Financial Provisions) Act of 1938.¹ On the whole, the new subsidy provisions of £5 10. 0. per house per annum for 40 years (Section 1 (1)) and of a minimum of £11 per dwelling for flats erected on sites costing over £1,500 per acre (Section 1 (2) and Schedule 1) were less generous than those hitherto operative under the 1930 Act, but appreciably more favourable than those provided for the abatement of overcrowding and redevelopment under the Housing Act of 1935.

Some attempt was made to recognise the special needs of the poorer urban areas (excluding County Boroughs) for, where rehousing programmes were unduly costly in relation to financial resources, the general subsidy was increased from £5 10. 0. to £6 10. 0. per house (Section 1 (3)).

1. 1 and 2 Geo. VI, Chapter 16.

In such cases, however, the Council of the County in which the Authority was situated had, according to Section 7 (1)(a), to supplement the grant by a further contribution of £1 per house for 40 years.

This Act was the last of the major financial measures introduced by the Government in an attempt to solve the housing problem in the component regions of England and Wales.

As Bowley points out, three theories are evident in the legislation of the period. The Acts passed in 1919 reflect the theories that State intervention was necessary to improve the standard of working-class dwellings and to remedy the shortage of houses that existed at the end of the Great War. Then, in the Acts of the period 1923 and 1924, the dominant theory is that State intervention was necessary to remedy the shortage but that it should only be temporary and, once the shortage had been remedied, a return should be made to the free market. This was finally superseded by a new sanitary policy based on slum-clearance and the abatement of overcrowding. Throughout this final period, private enterprise was left to meet the normal expansion of the population, and State intervention followed what might be called a "limited liability sanitary policy", by abandoning the policy of attempting to improve all working-class housing standards, and concentrating solely on improving those of the overcrowded and slum dwellers. With the 1938 Housing Act, moreover, overcrowding was made more attractive than slum-clearance and thus Government policy just prior to World War II may be regarded as being largely concerned with the housing of one specific sector of the public.

APPENDIX 3

MATHEMATICAL AND STATISTICAL TECHNIQUES.

MATHEMATICAL AND STATISTICAL TECHNIQUES.

None of the techniques used throughout the work are new to the Geographer, and only the most simple have been adopted. However, it is felt that some attempt ought to be made to describe the significance and methods of calculation of at least the more involved statistical techniques.

The Index of Concentration.

The index of concentration is a measure of the degree to which an activity is concentrated regionally, and it is one of the most widely used and, in many ways, most useful instruments yet devised for the quantitative description of geographical patterns. It is based on a comparison of the distribution of two statistical populations which, in Table 5:2, are the total number of dwellings erected on Tyneside in the period 1919 to 1939, and the number of dwellings erected by private builders on Tyneside over the same period.

The index of concentration is calculated as follows:-

- (1) Determine the size of the total population (inter-war dwellings) and the total sub-population (privately built inter-war dwellings).
- (2) Take half of the sub-population.
- (3) Calculate for each region the sub-population/population ratio.
- (4) List the regions in descending order of ratio.
- (5) Indicate the population and sub-population for each region.
- (6) Beginning with the region with the highest ratio, add the number of each sub-population until the cumulative figure equal to half of the regional total (for the sub-population) is reached.¹
- (7) The last region listed (Newcastle) may bring the cumulative sum to more than one half of the sub-population, so it must be pro-

1. The regions that contribute to this cumulative figure constitute the areas of concentration.

rated by calculating the percentage of the sub-population in the particular sub-region (Newcastle) required to bring the cumulative sub-population to half of the total for the region.

The equation is:-

$$\frac{\text{amount needed}}{\text{sub-population total for sub-region}} \times \frac{100}{1}$$

- (8) Apply this percentage to the total population for the particular sub-region (Newcastle).
- (9) Enter the required percentage of the total population for the sub-region (Newcastle) and add up the entries in the column containing the total population.
- (10) Convert this figure to a percentage of the region's (Tyneside's) total population. In the case in question (see Table 5:2) this step reveals that half of the inter-war housing, erected in the private sector on Tyneside, is concentrated in an area containing 42.65 per cent of the region's total inter-war property.
- (11) To obtain the index of concentration (for the location of privately built inter-war dwellings) the percentage figure just computed is subtracted from 100. In this case, it gives an index of concentration of 57.35.

The higher the index, the greater the geographic concentration of the sub-population - the lower the index, the more widespread or scattered the sub-population. A truly ubiquitous sub-population would have an index of 50¹ but the index could never reach 100² or drop below 50.

Thus, the index of 57.35 shows that though some concentration of private property does occur, the privately built inter-war property is spread almost ubiquitously throughout Tyneside. However, it is noticeable that almost half of Tyneside's privately built inter-war

1. The sub-population would be located in direct proportion to the total population so that the two would be perfectly associated geographically.
2. All of the sub-population would exist in an area containing none of the total population.

dwellings are contained in only five of the region's Local Authority areas.

The Location Quotient (L_Q).

The location quotient measures the relative concentration of a population within any one of several sub-areas comprising a region. The quotient is the ratio between the percentage of one population in a given area, and the percentage of another in that area. The formula is:-

$$L_Q = \frac{x_1}{y_1}$$

where x_1 = the percentage of the total x population in the i'th area, and

y_1 = the percentage of the total y population in the i'th area.

A location quotient of one indicates that the two populations are proportionately equally represented in the area, while an index of less than one indicates an under-representation of the x population. Similarly, an index of more than one indicates an over-representation of the x population.

Taking the data for Gosforth (Table 5:3) and substituting in the formula, it can be seen that:-

$$\begin{aligned} L_Q &= \frac{x_1}{y_1} \\ &= \frac{2548}{47222} \times 100 \\ &= \frac{389}{35554} \times 100 = \frac{5.40}{1.09} \\ L_Q &= \underline{4.9541} \end{aligned}$$

Thus, as the location quotient is greater than one, it would seem that in Gosforth privately built dwellings are over-represented in the total inter-war dwelling stock.

Spearman's Rank Correlation Coefficient (r_s).

Spearman's rank correlation is a test for correlation using ranked data. Its value lies in the fact that not only does it provide a method of assessing correlation when only rankings, and not actual values,

are known, but it also provides a quick method. It is calculated from

$$r_s = 1 - \frac{6\sum d^2}{n^3 - n}$$

where $\sum d^2$ = the sum of the squares of the rank differences

n = the number of pairs of occurrences being considered.

In Chapter V (Page 75), for example, a quick method was required to analyse the relationship between the incidence of private housing in an area and the proportion of working-class households. As a quick method was required, the areas were ranked (see below) according to

- (a) the location quotient for private housing
- (b) the proportion of working-class households (the areas with the smallest proportion of working-class households were given the highest rankings and vice versa).

As can be seen, the 11 areas do not fall into exactly the same order (or rank) for the two features, but there are similarities. To assess the degree of correlation between the two, the difference (d) between the rank of the Authorities is taken in each case, squared (d^2) and summed ($\sum d^2$). This value is then used in the formula:-

Area	Ranked According to Location Quotient	Ranked According to Percentage of Working Class	Rank Difference (d)	Rank Difference (d^2)
Felling	11	11	0	0
Gateshead	2	2	0	0
Gosforth	1	1	0	0
Hebburn	6	10	4	16
Jarrow	10	9	1	1
Newburn	9	5	4	16
Newcastle	5	2	3	9
South Shields	7	7	0	0
Tynemouth	4	4	0	0
Wallsend	3	8	5	25
Whickham	8	6	2	4
				$\Sigma = 71$

$$r_s = 1 - \frac{6\sum d^2}{n^3 - n}$$

$$r_s = 1 - \frac{6 \times 71}{11^3 - 11} = 1 - \frac{426}{1320}$$

$$r_s = 1 - 0.3227$$

$$\underline{r_s = + 0.6773}$$

The rank correlation coefficient has been designed so that when the two rankings are identical, the rank correlation has the value plus (+) 1; when one ranking is exactly the reverse of the other, then the rank correlation coefficient is equal to minus (-) 1. This value of +0.6773 suggests, therefore, some relationship of a positive nature and, as the number of items ranked is not less than 10, the significance of the correlation can be calculated from:-

$$\text{Student's } t = r_s \sqrt{\frac{n-2}{1-r_s^2}}$$

Making the necessary substitutions:-

$$\begin{aligned} \text{Student's } t &= 0.6773 \sqrt{\frac{11-2}{1-0.6773^2}} \\ &= 0.6773 \sqrt{\frac{11-2}{1-0.4587}} \\ &= 0.6773 \sqrt{\frac{9}{0.5413}} \\ &= 0.6773 \sqrt{16.63} = 0.6773 \times 4.08 \end{aligned}$$

$$\underline{\text{Student's } t = 2.76}$$

This, from an examination of a graph of student's t, is greater than the five per cent level of t with nine degrees of freedom, so it would appear that the degree of correlation is probably significant.

As Gregory observes, however,¹ Spearman's rank correlation coefficient is not a fully efficient index of correlation since it is based only on rank (and not on actual values), but it is of great value for obtaining a generalised estimate of correlation as it involves considerably less work, and permits analysis of data only available in ranked form.

Chi-Squared (χ^2).

Chi-squared tests essentially whether the observed frequencies in a distribution differ significantly from the frequencies which might be expected, according to some assumed hypothesis. It is calculated from:-

1. Gregory, S., "Statistical Methods and the Geographer", Longmans. 1968, Page 205.

$$\chi^2 = \sum \frac{(O-E)^2}{E}$$

where O = the observed frequency

E = the expected frequency

In Chapter V (Page 81) an attempt is made to ascertain whether there is a statistically significant difference in the distance which areas of private and public development are located from town centres.

To determine the distance of schemes from town centres, the crow-fly distance of

(a) the nearest point

(b) the farthest point

of the scheme was measured (Page 80), and areas were allocated to a quarter mile grouping on the basis of these measurements. These constitute the observed frequencies, and from them, the differences between the frequency distributions of the two types of development can be seen. To assess whether these differences are statistically significant, a null hypothesis is established.

Null hypothesis. there is no significant difference between the distance of municipal and private housing schemes from town centres.

To obtain the expected frequencies of an occurrence in a given cell of the matrix, the product of the appropriate row and column totals has to be divided by the total frequency for the whole table. Referring to the schematic matrix below, the expected frequency of an occurrence in cell Bd, for example, would be $\frac{Qs}{N}$ while that for an occurrence in cell Aa would be $\frac{Pp}{N}$. Thus, in the present example the expected frequency of an occurrence in cell Aa is $\frac{17 \times 243}{446} \times 9.26$

	a	b	c	d	e	TOTAL
A	$\frac{Pp}{N}$					P
B				$\frac{Qs}{N}$		Q
TOTAL	p	q	r	s	t	N

Having obtained all of the expected frequencies, the total value of chi-squared for the whole table can be calculated by squaring the difference between each observed frequency and the calculated expected

Distance from Town Centres (miles)	Observed (O) Number of Estates Located Between		Total	Expected (E) Number of Estates Located Between		Total
	Private Enterprise	Local Authority		Private Enterprise	Local Authority	
	(Observed)			(Observed)		
	A	B		A	B	
a) 0.00 - 0.25	3	14	17	9.26	7.74	17
b) 0.25 - 0.50	22	23	45	24.52	20.48	45
c) 0.50 - 0.75	36	22	58	31.60	26.40	58
d) 0.75 - 1.00	28	22	50	27.24	22.76	50
e) 1.00 - 1.25	19	15	34	18.52	15.48	34
f) 1.25 - 1.50	23	22	45	24.52	20.48	45
g) 1.50 - 1.75	15	18	33	17.98	15.02	33
h) 1.75 - 2.00	19	7	26	14.17	11.83	26
i) 2.00 - 2.25	20	11	31	16.89	14.11	31
j) 2.25 - 2.50	11	14	25	13.62	11.38	25
k) 2.50 - 2.75	18	8	26	14.17	11.83	26
l) 2.75 - 3.00	5	9	14	7.63	6.37	14
m) 3.00 - 3.25	8	3	11	5.99	5.01	11
n) 3.25 - 3.50	8	3	11	5.99	5.01	11
o) 3.50 - 3.75	5	6	11	5.99	5.01	11
p) 3.75 - 4.00	1	0	1	0.545	0.455	1
q) 4.00 - 4.25	0	0	0	0	0	0
r) 4.25 - 4.50	0	0	0	0	0	0
s) 4.50 - 4.75	0	0	0	0	0	0
t) 4.75 - 5.00	0	0	0	0	0	0
u) 5.00 - 5.25	0	1	1	0.545	0.455	1
v) 5.25 - 5.50	0	4	4	2.18	1.82	4
w) 5.50 - 5.75	2	1	3	1.63	1.37	3
Tótal	243	203	446	243.00	203.00	446

frequency, and dividing the result by the expectation. Thus, in the present example the contribution of cell Aa to χ^2 is

$$\frac{(O - E)^2}{E} = \frac{(3 - 9.26)^2}{9.26} = \underline{4.23}$$

and, totalling the contributions of all of the 46 cells,

$$\chi^2 = \sum \frac{(O-E)^2}{E} = 4.23 + 5.06 + 0.26 + 0.31 + 0.61 + 0.73 + 0.02 + 0.02 + 0.01 + 0.01 + 0.09 + 0.11 + 0.49 + 0. + 0.59 + 1.65 + 1.97 + 0.57 + 0.68 + 0.50 + 0. + 0.60 + 1.03 + 1.24 + 0.91 + 1.09 + 0.67 + 0. + 0.81 + 0.67 + 0.81 + 0.16 + 0.20 + 0.38 + 0. + 0.45 + 0.38 + 0.45 + 2.18 + 2.61 + 0.08 + 0.10 +$$

$$\underline{\chi^2 = 32.12}$$

In order to decide whether the observed difference could have occurred by chance, it is necessary to know the degrees of freedom. If the degrees of freedom for the columns are $(n_1 - 1)$, and for the rows $(n_2 - 1)$, then the overall degree of freedom is the product of the two values - that is, $(n_1 - 1)(n_2 - 1)$. In the present case, these two values are $23-1 = 22$ and $2-1 = 1$, respectively, so the overall degree of freedom is 22. Thus, if a χ^2 value of 32.12 is read off against 22 degrees of freedom on a graph of χ^2 , then it will be seen that the relevant probability value is just over 10 per cent. This means that the probability that the null hypothesis is correct is just over 10 per cent. This being so, it is unjustified to postulate a difference of any significance between the two forms of development in terms of the distance they are located from town centres.

The Standard Deviation (σ)

The standard deviation or the "root mean square deviation" is the most important measure of dispersion. It is defined as "the square root of the average of the squares of the deviation from the arithmetic average" and the formula for its calculation is

$$\sigma = \sqrt{\frac{\sum (x - \bar{x})^2}{n}}$$

The steps for its calculation are

- (1) Calculate the arithmetic average (\bar{x}) of the set of values (x).
- (2) Calculate the differences (d) of the several values from their arithmetic average (\bar{x}).
- (3) Calculate the squares (d^2) of these differences.
- (4) Calculate the sum of the squares of the differences and divide by the number of items in the set of values (x). This gives the sample variance (σ^2)
- (5) Obtain the standard deviation (σ) by taking the square root of the variance.

Taking the data provided in Table 7:3 on the expenditure of five Tyneside Authorities on the maintenance of finishings and fixings, it can be seen that the standard deviation of the values about the mean

(£5.17) is +/- £1.83.

	x	d	d ²
Felling	£ 3.81	-1.36	1.85
Gateshead	4.60	-0.57	0.32
Newcastle	6.36	+1.19	1.42
South Shields	3.00	-2.17	4.71
Tynemouth	8.09	+2.92	8.53
	<u>5) 25.86</u>		<u>5) 16.83</u>
\bar{x}	= 5.17		σ^2 = 3.37

$$\sigma = \sqrt{3.37}$$

$$\sigma = \pm 1.83$$

It is significant to note that if the values in the sample have a wide range, then the standard deviation will be large since the individual values will vary greatly from the mean. On the other hand, if the values are closely grouped, the standard deviation will be small. Moreover, when the values are normally distributed, approximately two thirds of the total number of values are within one standard deviation of the mean, while 95 per cent of the values are in the range of two standard deviations.

Straight Line Regression with One Variable.

In Chapter VII (Pages 122 to 125) data is provided on the expenditure of Tyneside's Local Authorities on the maintenance of pre-1945 dwellings over the period 1956/57 to 1965/66. Such data consist of only one variable (cost), the occurrence of which are available for a regular interval in time. The problem is to construct a regression line that will express the relationship between changing location (time) and changing magnitude of the occurrence.

In calculating a regression line for data of this sort, two assumptions have to be made

- (1) any relationship that exists holds true over the whole period.
- (2) the relationship can be represented by one curve or line (in this case a straight line).

The aim is to assess the number of units by which the variable (cost) changes for each unit change of time (successive years). As there is no steady functional relationship between time and cost, such a study can only provide an assessment, and the regression line is drawn so as to

ensure that the sum of the squares of the differences of the actual cost values from the line is at a minimum.

Taking the data for Hebburn Urban District, the first procedure is to list the years (1-10) under (a) as is shown below, and the appropriate cost under (b). Assumed averages (\bar{a} and \bar{b}) are then adopted for the two sets of values (a and b), and the differences between these assumed averages are given in columns (q) and (t) of the table, such that (q) represents the difference between the (a) values and the assumed average (\bar{a}) and (t) represents the difference between the (b) values and the assumed average (\bar{b}). If (a- \bar{a}) is represented by (q) and (b- \bar{b}) by (t), then the formula for the regression coefficient

Year	(a)	Average Costs (£) (b)	a - \bar{a} (q)	b - \bar{b} (t)	qt	q ²
1956-57	1	22.50	-4.5	+5.15	-23.175	20.25
1957-58	2	14.45	-3.5	-2.95	+10.325	12.25
1958-59	3	12.15	-2.5	-5.25	+13.125	6.25
1959-60	4	16.45	-1.5	-0.95	+ 1.425	2.25
1960-61	5	13.40	-0.5	-4.00	+ 2.000	0.25
1961-62	6	13.10	+0.5	-4.30	- 2.15	0.25
1962-63	7	25.25	+1.5	+7.85	+11.775	2.25
1963-64	8	13.65	+2.5	-3.75	- 9.375	6.25
1964-65	9	23.70	+3.5	+6.30	+22.050	12.25
1965-66	10	19.30	+4.5	+1.90	+ 8.550	20.25
$\bar{a} = 5.5$		$\bar{b}=17.40$	$\Sigma q = 0$	$\Sigma t = 0$	$\Sigma qt = +34.550$	$\Sigma q^2 = +82.25$

(y) is

$$y = \frac{\Sigma qt}{\Sigma q^2}$$

As a result, these two values are calculated in the fifth and sixth columns. If the sums of (q) and (t) do not equal nought, however, as they do in this case, then the assumed and actual average values are not the same, and a correction has to be applied to Σqt and Σq^2 to remove any influence resulting from the difference. The formula for the regression coefficient becomes

$$\frac{\Sigma qt - \frac{\Sigma q \cdot \Sigma t}{n}}{\Sigma q^2 - \frac{(\Sigma q)^2}{n}}$$

However, in this case the assumed average and the actual average are the same¹ so, substituting in the formula

$$y = \frac{\sum qt}{\sum q^2}$$

$$y = \frac{+34.55}{+82.25}$$

$$\underline{y = + 0.42}$$

This means that each year Hebburn's maintenance costs on pre-war property increase by £0.42.

Having thus calculated the regression coefficient, it is necessary to obtain the base constant to complete the regression equation and insert the regression line. This is given by:-

$$b - \bar{b} = y (a - \bar{a})$$

where b is the base constant. Substituting:-

$$b - 17.4 = 0.42a - (0.42 \times 5.5)$$

$$b - 17.4 = 0.42a - 2.31$$

$$b = 0.42a + 17.4 - 2.31$$

$$\underline{b = 0.42a + 15.09} \quad \text{where } a \text{ is the year after 1955/56}$$

where b is the cost in pounds (£)

Thus, the regression equation which expresses the relationship between annual maintenance costs (in Hebburn) and time (for the period 1956/57 to 1965/66) is

$$\underline{b = 0.420a + 15.09}$$

1. If the correction was applied and the assumed mean happened to be the same as the actual mean, the correction would be nought.

APPENDIX 4

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APPENDIX 5

NATURE OF SOURCE MATERIAL AND METHODS OF INVESTIGATION.

NATURE OF SOURCE MATERIAL AND METHODS OF INVESTIGATION.CHAPTER I. INTRODUCTION.

The initial survey work for Section I involved the analysis of the Ordnance Survey 1918-24 and 1938-41 editions of the 25 inch series for the Tyneside area. By subtracting the information provided on the earlier edition from that on the later, it was possible to locate the main areas of inter-war residential development, and to plot these at a reduced scale.

More detailed statistics were obtained chiefly from Government Publications and Local Authority Records. In the case of the former the two main works consulted were the Durham and Northumberland County Volumes of 1921 and 1931 Census for England and Wales. Unfortunately no terminal (1941) Census exists so recourse had to be made to data provided in "Slum Clearance Programmes of Local Authorities, England and Wales, 1933" (Cd. 4535) and "Housing Act, 1935 Report on Overcrowding in England and Wales". Together with the Ministry of Health six-monthly publications of house production and slum-clearance statements, from 1934-39, these proved most useful.

Despite the fact that most Local Government records are kept only for the minimum stipulated period of 10 years, and the fact that, in certain cases, records "were disposed of as salvage during the war",¹ Local Authority records proved invaluable for the detailed analytical work. The most valuable sources of information were found to be the records of the Treasurer and/or Rating Officer, the Annual Reports of the Medical Officer of Health and the Register of Plans submitted to the Council (usually to be found in the Planning or Surveying Department). This latter source was the basis of the Gosforth case study.

No records of private institutions were consulted. This is chiefly because many of the local builders of the period have either died or left

1. Treasurer of Ryton Urban District Council in a letter dated 3rd February, 1967.

the business or, where neither has been the case, have either destroyed what records they had or failed to keep any at all. This is hardly surprising when it is realised that many of the private builders in this area in the inter-war years were small speculative or contract builders and that, in certain areas, even the compiling of the official planning register depended on the conscientious nature of the recorder. Because of this lack of detailed information regarding residential building in the private sector, and the obvious problems of individually surveying 46,651 private dwellings, the case study technique has had to be used to provide the detailed information on the role of the private builder.

CHAPTER II. THE HOUSING PROBLEM ON TYNESIDE, 1919-1939.

Use of Census Material.

It has been necessary to use census material as it is not possible to tell the number of dwellings in existence for other than the census years. The number of dwellings in existence at any given time can be calculated from the total number of dwellings counted at the preceding census, plus the new dwellings constructed since then, plus the "net" addition owing to the conversion of property into two or more dwellings or other buildings into one dwelling or more, minus the number of dwellings demolished and the transfer of dwellings to non-residential purposes. Unfortunately, only "the total counted at the preceding census" and, after October, 1922, "the new houses built since then"¹ are available for the period under study. Moreover, World War II not only frustrated the appearance of the 1941 Census, but also interrupted the six-monthly statement of new houses built.²

Practically nothing is known about the rate of wastage of property in Britain before World War II, nor about conversions. Hence, it is only possible to estimate the adequacy of the supply of new houses for inter-censal years. Similarly it is difficult to obtain any firm idea of the

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1. Until October 1922 Local Authorities told the Ministry only how many houses were built and eligible for a subsidy.
 2. "Housing" published by the Ministry of Health from September 1934-1939.

size of the dwelling stock in 1939. It is possible that information regarding net wastage is available in the records of the rating authorities, as they should possess records of the numbers of dwellings ceasing to be accessible to rates owing to demolition, or changing the category for assessment owing to conversion. Occasionally, this information is recorded in the Medical Officer's Reports but, owing to the incomplete nature of the statistics, it was felt that any detailed study of such source material was unjustified.

Estimates of the Success of Building Operations, 1919-1931.

Unfortunately, no statistics are available for the annual production of dwellings but as all subsidies, except that provided under the 1930 Act, had been withdrawn by 1933 (see Appendix 2), it is possible to estimate the number of subsidised dwellings built by 1933. Moreover, since "the greater part of the Local Authority building of the second experiment (1923-1933) was completed by then (Spring, 1931)"¹ and "the Greenwood (1930) Act, up to 1933, appeared to be a failure"² these estimates may be regarded as representative of the situation in 1931. Figures for unsubsidised property pose an even greater problem as no annual statistics are readily available. However, as only 21.82 per cent of all unassisted private enterprise dwellings erected in England and Wales were built by 1930, it is felt that not many more, if as many, would have been constructed on Tyneside by 1931. As a result, these figures were inserted as 22 per cent of the total built during the period.

Overcrowding, 1936.

According to the standard adopted in the Overcrowding Survey, the permitted number of persons to a single room was two. Three people were allowed to occupy two rooms; five, three rooms; seven and a half, four rooms; ten, five rooms and then two persons to each additional room. The number of units in a family was obtained by counting each person over ten

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1. Bowley, M., "Housing and the State, 1919-1944", George Allen and Unwin, 1945, Page 73.
 2. Bowley, M., "Housing and the State, 1919-1944", Page 147.

years of age as one unit, and each child between the ages of one and ten years as half a unit. In addition, where a room had a floor area of 110 square feet or more, two people were permitted; where it was 90 square feet or more, but less than 110, one and a half; between 70 and 90, one; 50 but less than 90, half; and under 50 square feet, no persons. Moreover, only living and sleeping rooms, and not bathrooms and sculleries, were taken into account.

According to the report, the statistics obtained on the basis of this somewhat complicated standard have "for various reasons, no claim to be regarded as exact and uniform".¹ Amongst these was the fact that the term "working-class dwelling" was not defined explicitly (c.f. "any premises used as a separate dwelling by members of the working classes or of a type suitable for such use")². Accordingly, each Local Authority had to decide which houses should be inspected. Some excluded all houses with a rateable value of over £20, £26 or some such figure appropriate to the area. Others excluded houses in particular areas which were not inhabited by working-class people, while some included every house in the area. Moreover, the decisions of the Local Authorities as to what constituted a "room" were not completely uniform. Even so, despite the fact that the enumeration was not as homogenous as it might have been, the Survey "affords a general picture of the housing conditions in any selected part of the country and enables reasonably accurate estimates to be made of housing needs".³

CHAPTER III. A STUDY OF LOCAL AUTHORITY BUILDING ACTIVITY ON TYNESIDE, 1919-1939.

Local Authority Development.

Information regarding Local Authority development in the inter-war years is available from two sources - the records of the Ministry of

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1. "The Value of the Survey", Page VIII, "Report on the Overcrowding Survey in England and Wales, 1936".
 2. "The Conduct of the Survey", Page VI, "Report on the Overcrowding Survey in England and Wales, 1936".
 3. "The Value of the Survey", Page VIII, "Report on the Overcrowding Survey in England and Wales, 1936".

Table A5:1. Ministry of Health and Local Authority Statistics of Dwellings Constructed by Tyneside Authorities, 1919 - 31/3/40.

Area	DWELLINGS BUILT UNDER VARIOUS ACTS																								TOTAL	
	1919		1923/24		1923		1924		1925		1930/36		1930		1935		1936		1938		Unsubsidised		MOH	LA		
	MCH	LA	MCH	LA	MCH	LA	MCH	LA	MCH	LA	MCH	LA	MCH	LA	MCH	LA	MCH	LA	MCH	LA	MCH	LA	MCH	LA		
Blaydon	60	64	572	124	832							357	284	39									1412	1612		
Felling	157	160	638		667							1670	1643										2494	2441		
Gateshead	232	232			1183	720						976	450					70					2391	2487		
Gosforth	48	48		130	128	127						47		47									400	389		
Hebburn	282	282				481						120		2					51	103			455	952		
Jarrow	216	178			508	1510						930	68										1654	1756		
Newburn	500	495		204	226	226	194					137	127	146				156					1214	1299		
Newcastle	1110	1133		146	6102	6104	813					4518	4727						94				11970	12923		
Ryton	82	82		30	175	175	198					52	52	104					2				445	641		
South Shields	600	1305		290	890							2416	2652	28					2				4226	4033		
Tynemouth	467	465		368	238	235						1841		86					5				3005	3051		
Wallsend	206	206			1112	1111						536	536						109				1963	2097		
Whickham	180	180			552	552						639	628						27				1398	1360		
Whitley and Monkseaton	172	191		232								92	92										496	513		
Tyneside	4312	5021	1210	1524	12613	11241	1305					1713	14331	452	104			440	291	640		33523	35554			

Housing and Local Government, and the records of the respective Local Authorities. When the data obtained from the two sources is compared, it can be seen that the Local Authority figures for Tyneside exceed the Ministry figures, though this is not true for all of the constituent areas.

Table A5:2 shows that the proportionate discrepancies are greatest in Hebburn, Ryton and Gosforth, where differences of +52.20, +30.58 and -19.19 per cent occur, respectively. In the remainder, none of the areas showed more than a 12.40 per cent discrepancy, whilst in Felling (-2.16 per cent), Gateshead (+1.50), South Shields -4.78), Tynemouth (+1.50),

Table A5:2. Comparison of Local Authority and Ministry of Housing Figures for the Number of Dwellings erected by Tyneside Local Authorities, 1919-1939.

Area	Difference between L.A. and M.O.H. Statistics (-) M.O.H. Figures greater than L.A. Figures. (+) M.O.H. Figures less than L.A. Figures.	
	No.	%
Blaydon	+ 200	+12.40
Felling	- 53	- 2.16
Gateshead	+ 96	+ 3.86
Gosforth	- 11	-19.19
Hebburn	+ 497	+52.20
Jarrow	+ 102	+ 5.81
Newburn	+ 85	+ 6.56
Newcastle	+ 953	+ 7.34
Ryton	+ 196	+30.58
South Shields	- 193	- 4.78
Tynemouth	+ 46	+ 1.50
Wallsend	+ 134	+ 5.94
Whickham	- 38	- 2.78
Whitley and Monkseaton	+ 17	+ 3.42
Tyneside	+2,031	+ 5.70

Source Table A5:1.

Whickham (-2.78) and Whitley and Monkseaton (+3.42) it was less than five per cent.

It would appear that the discrepancy between the two sets of figures occurs either because of the nature of the source material, or because of the inaccuracy of the returns made by the Local Authorities to the Ministry.

With regard to the former, it must be realised that, while every effort was made to elicit the number of dwellings actually erected by the Local Authority during the period under study, it was only possible, in certain cases, to ascertain the number of dwellings which the Local Authority owned in 1966/67, and which had been built under the Housing Acts of the period 1919 to 1939. This had two consequences. Firstly, in some areas, the Authority would include dwellings commenced in the period prior to World War II and completed during it, so accounting for the Local Authority statistics being greater than those provided by the Ministry of Housing, which are for the period ending 31st March, 1940. In other areas, the negative discrepancy could be the result of dwellings being demolished (11 have been demolished at Gosforth) or sold (as at Tynemouth).

However, while dwellings erected after 1939 might part explain the positive discrepancy, it is felt that the major fault lies in the inaccuracy of returns made to the National Government. When Table A5:1 is studied, it can be seen that while discrepancies occur in the data for dwellings erected under the Acts of 1936 and 1938 (those dwellings most likely to have been erected after the terminal date), the greatest discrepancies occurred in the statistics for dwellings erected under the Acts of 1924 and 1925. Subsidies under these Acts were not given after 1933, which means that dwellings erected after that date could not have been built under those Acts. In Hebburn, for example, the Local Authority records show 497 more dwellings than the Ministry records, and that 481 dwellings were constructed under the Act of 1924. According to the Ministry records, however, no dwellings were erected under this Act.

CHAPTER V. AN EXAMINATION OF SOME ASPECTS OF THE PRIVATE RESIDENTIAL DEVELOPMENT OF TYNESIDE, 1919-1939.

The source material for the Gosforth case study was obtained largely from an inspection of

- (a) the planning register.
- (b) the building plans actually deposited.

The state of the planning register for this period would appear to vary according to the conscientious nature of the recorder. However, in the case of the Gosforth Register, information is provided on

- (a) the date at which the plan was deposited.
- (b) the date at which the plan was accepted.
- (c) the depositor's name.
- (d) a description of the proposed development.
- (e) the location of the proposed development.
- (f) the date of the building inspector's final inspection.

From this register and a study of the plans themselves, it was usually possible to plot the exact location of the building plan, and to obtain an exact description of it (i.e. to obtain information on the size of the dwelling, the name of the builder, the date of construction). A brief interview with the present occupant usually provided the details which were not recorded for any of the dwellings.

The annual report of the Medical Officer for Health also proved to be a useful source of information since it provided information on overcrowding, the condition of the dwelling stock, slum property and its clearance, the number of dwellings occupied by the working-classes, the number of dwellings built for the working classes, etc.

CHAPTER VII. EXPENDITURE BY TYNESIDE LOCAL AUTHORITIES ON THE MAINTENANCE OF INTER-WAR LOCAL AUTHORITY DWELLINGS.

"Housing Statistics".

Since 1956/57, the Institute of Municipal Treasurers and Accountants have, in their annual "Housing Statistics", published information on house maintenance costs for all pre-1945 property. This includes property erected outside the period of study, but as almost 93 per cent of the municipal dwellings erected on Tyneside prior to 1945 were erected in the inter-war years, and as the proportion drops below the 95 per cent level in only four Tyneside areas (Felling, Gosforth, Newcastle and Whitley and Monkseaton), it is felt that the maintenance costs on this property will not differ markedly from those on property erected between the years

1919 and 1939. The fact remains, however, that the statistics provided in this section are for pre-1945 property, unless otherwise stated.

Table A5:3. Proportion of Inter-War Property in Total Pre-War Property on Tyneside.

Area	Number of Dwellings in Housing Revenue Account, 1965/66 Erected		Inter-War Property as Percentage of Pre-War Property
	Pre-1945	1919-1939	
Blaydon	1,695	1,612	95.10
Felling	2,665	2,441	91.60
Gateshead	2,573	2,487	96.65
Gosforth	463	389	84.02
Hebburn	952	952	100.00
Jarrow	1,756	1,756	100.00
Newburn	1,360	1,299	95.52
Newcastle	14,856	12,923	86.94
Ryton	643	641	99.91
South Shields	4,089	4,033	98.27
Tynemouth	3,149	3,051	96.89
Wallsend	2,126	2,097	98.65
Whickham	1,371	1,360	99.20
Whitley and Monkseaton	565	514	90.97
Tyneside	38,263	35,555	92.92

The number of Authorities contributing to "Housing Statistics" and providing information on maintenance costs for inter-war property varied

Table A5:4. Local Authorities Contributing to I.M.T.A. "Housing Statistics", England and Wales, 1956/57 to 1965/66.

Year	County Boroughs		Non-County Boroughs		Urban Districts	
	Number in Sample	Proportion showing costs on Pre-War Dwellings. %	Number in Sample	Proportion showing costs on Pre-War Dwellings. %	Number in Sample	Proportion showing costs on Pre-War Dwellings. %
1956/57	83	86.7	202	84.6	166	85.5
1957/58	83	89.1	265	80.8	440	59.1
1958/59	83	89.1	255	77.2	406	59.6
1959/60	83	90.3	255	79.6	364	60.7
1960/61	83	91.6	267	81.6	380	59.5
1961/62	83	89.1	265	76.6	389	58.1
1962/63	83	91.6	260	78.5	380	59.7
1963/64	81	88.9	258	78.7	372	59.7
1964/65	85	92.9	215	81.4	350	60.3
1965/66	82	90.2	198	82.8	336	64.9

from one year to the next, but the overall trend was for fewer Authorities

to contribute, and for more to show costs on pre-war dwellings. Even so, only about 90 per cent of the County Boroughs, 75 to 80 per cent of the Non-County Boroughs and 60 per cent of the Urban Districts provided this information.

"The Costing of Management and Maintenance of Local Authority Housing".

In Part II of this Report, a classification of costs according to types of maintenance was suggested, and this has been widely accepted by Local Authorities. Thus, this forms the basis of the component analysis found in Chapter VII. The classification is based on the following primary and secondary groupings:

<u>Primary Groupings</u>	<u>Secondary Groupings</u>
1. External Decorating	11. Walls.
2. Internal Decorating	12. Windows, doors, gutters, pipes.
	21. Programmed walls and ceilings.
	22. Programmed wood and metal work.
	23. Non-programmed work.
3. Structure	31. Walls, foundations, chimney stacks.
	32. Roofs.
	33. Rainwater wastes.
	34. Floors, staircases, skirtings.
	35. Permanent cradling.
4. Structural Finishings and Fixings	41. Doors and Windows.
	42. Glazing.
	43. Plastering and Wall tiling.
	44. Joinery fixtures and Sundries.
5. Water and Sanitary Services	51. Water Supply.
	52. Sanitary Fittings.
	53. Soil wastes.
6. Other Domestic Services and Appliances	61. Electric wiring, points and pendant
	62. Gas piping and points.
	63. Space and water heating by solid fuel.
	64. Space and water heating by gas.
	65. Space and water heating by electric.
	66. Space and water heating by oil.
	67. Boiler house equipment and external ducts.
	68. Cookers.
	69. Washboilers and coppers, refrigerators, dryers, etc..
7. External (Site) Works	71. Drains and external services.
	72. Paths and Paved Areas.
	73. Fences, boundary walls, gates, clothes posts.
	74. Retaining Walls.
8. Ancillary and Miscellaneous	81. Laundry equipment.
	82. Dry room equipment.
	83. Mechanical ventilation.
	84. Refuse disposal.
	85. Lifts.
	86. Firefighting services.
	87. Disinfestation.
	88. Other items.

NAME OF LOCAL AUTHORITY:-	1919 ACT				1923 + 1924 ACT				1925, 1930, 1935, 1936+ 1938 ACTS					
	TOTAL DWELLINGS		5+ more storeys		3-4 storeys		1-2 storeys		5+ more storeys		3-4 storeys		1-2 storeys	
	1-2 storeys	3-4 storeys	5+ more storeys	1-2 storeys	3-4 storeys	1-2 storeys	3-4 storeys	5+ more storeys	1-2 storeys	3-4 storeys	5+ more storeys	1-2 storeys	3-4 storeys	5+ more storeys
1. External Decorating 2. Internal Decorating 3. Structure (walls, foundations, roofs, etc.) 4. Finishings + Fixings (doors, windows, glazing) 5. Water and sanitary services 6. Domestic Appliances (electric wiring) 7. Site works (paths, fences, walls, gates, etc.) 8. Miscellaneous	AVERAGE COSTS PER DWELLING													
	£	£	£	£	£	£	£	£	£	£	£	£	£	£
TOTAL MAINTENANCE COSTS	AVERAGE COSTS PER EQUIVALENT DWELLING FOR DECORATION													
Cost/equivalent dwelling decorated externally Cost/equivalent dwelling decorated internally	£	£	£	£	£	£	£	£	£	£	£	£	£	£
Supplementary Information (please tick as appropriate) External Decorating is done every years Internal Decorating is (a) done by the Council (b) the tenant's responsibility (c) the tenant's responsibility except on changes of tenancy (d) partly the tenant's responsibility: the Council doing (e) the tenant's responsibility with monetary or material assistance	NUMBERS OF DWELLINGS INVOLVED. PERMANENT DWELLING BUILT UNDER THE HOUSING ACTS IN BUILDINGS OF: 1-2 storeys 3-4 storeys 5 and more storeys TOTAL DWELLINGS COSTED													
Maintenance work is done mainly by: (a) direct labour (b) contract labour														

Using this classification, a questionnaire was constructed and circulated to all 14 Tyneside Local Authority areas in October, 1967. Unfortunately, not all Tyneside Authorities keep such detailed records or differentiate between pre- and post-1945 dwellings, and only five of the 14 were able to supply the required detail.

CHAPTERS VIII AND IX. THE USE OF, AND STANDARD OF ACCOMMODATION PROVIDED BY THE INTER-WAR COUNCIL DWELLING, 1968.

The data used in Chapters VIII and IX result from a sample survey of the inter-war Council dwellings of Gosforth and Gateshead, which was carried out in July and August, 1968. The aims of the survey were essentially to examine:-

- (a) the use of
- (b) the standard of accommodation provided by
- (c) the satisfaction of the tenants with

inter-war Council property.

Sampling Procedure.

The survey was carried out in two areas - Gosforth and Gateshead. The Gosforth survey was to act as a pre-test or pilot survey for the Gateshead study. However, the results were such that it was possible to utilise the data obtained.

The survey took the form of a random sample of all inter-war Council housing in the two areas. A sampling frame was constructed from the records of the Renting Officer for the two Authorities, and this was organised and stratified according to the area (the estate on which the dwelling was located), and the property type (number of bedrooms). In Gosforth a further refinement was made, in that the properties were classified on the basis of whether they possessed a parlour. The results are shown in column (x) of Tables A5:5 and A5:6.

Sample Size.

It was decided that a sample of 120 dwellings should be taken from

the total inter-war population of 389 dwellings in Gosforth,¹ and a sample of 456 dwellings from 2,488 in Gateshead.² This decision was influenced by

- (a) the level of accuracy of the sample
- (b) the time factor

Table A5:7. Gosforth and Gateshead: Accuracy of Intended Sample.

Area	Standard Proportional Error ³	
	With 8 Variables	With 2 Variables
GOSFORTH	2.51	3.79
Coxlodge	4.22	6.38
Kenton	4.36	6.59
Hollywood	4.34	6.56
GATESHEAD	1.40	2.12
Saltmeadows	4.46	6.74
Coulthards Lane		
Old Fold	3.02	4.56
Carr Hill	3.09	4.66
Field House	4.74	7.16
Bensham	4.56	6.90
Victoria Road	4.16	6.28
Teams	3.82	5.77
Sunderland Road		
Kell's Lane	5.57	8.43

The questionnaire consists of a number of coded questions, each with a number of alternative answers (variables) - the maximum number of alternatives/variables being eight, and the minimum being two. Table A5:7 shows the level of accuracy for these maximum and minimum variables in the questionnaire, for a 30 per cent sample of inter-war dwellings in Gosforth, and an 18 per cent sample in Gateshead. From this table it can be seen that, assuming equiproportionality, the standard proportional error on the questions with eight variables is 2.51 per cent in Gosforth and 1.40 per cent in Gateshead. Taking an example, this would

1. Approximately a 30 per cent sample.
2. Approximately an 18 per cent sample.
3. Calculated from

$$\text{s.e. (prop.)} = \sqrt{\frac{p(1-p)}{n} \left(\frac{N-n}{N-1}\right)}$$

where p = proportion with particular attribute in sample
n = sample size
N = total population.

mean that, assuming equiproportionality, it is 95 per cent certain that 49 households, plus or minus $19\frac{1}{2}$, took up residence in their present home in Gosforth between 1919 and 1929, while in Gateshead 311 households, plus or minus $70\frac{1}{2}$, could have first occupied their present residence during the same period.

At the 95 per cent confidence levels this is the sampling error on the question with the maximum number of variables, if a 30 per cent sample is made in Gosforth and an 18 per cent sample is taken in Gateshead. The sampling error on the question with the fewest variables is, on the other hand, 3.79 per cent in Gosforth and 2.12 per cent in Gateshead. This means that, assuming equiproportionality, 194 households in Gosforth, plus or minus $29\frac{1}{2}$, would like to move to another house, for example, while in Gateshead the corresponding figure would be 1,244 plus or minus $105\frac{1}{2}$.

The level of accuracy (error) was felt to be acceptable since, to reduce the standard proportional error (on the question with two variables) to only 1.99 per cent in Gosforth² and 1.32 per cent in Gateshead³, for example, the sample size would have had to have been doubled.

Thus largely because of the very small returns accruing to labour from increasing the sample size by such proportions, it was decided that a sample of 120 dwellings should be taken from a total population of 389 inter-war dwellings in Gosforth, and a sample of 456 dwellings from 2,488 in Gateshead. However, this smaller sample size is desirable for a number of other reasons. For example, if a significantly larger sample had been taken either,

- (a) the number of interviewers would have had to have been increased, which would have increased the possibility of response errors

1. Calculated from $\pi = p \pm 2$ standard error
 where π = proportion with the attribute in the respective population
 p = proportion with the attribute in the sample
 standard error (s.e.) = $\sqrt{p \frac{(1-p)}{n} \left(\frac{N-n}{N-1}\right)}$
2. s.e. (prop.) = $\sqrt{\frac{p(1-p)}{n} \left(\frac{N-n}{N-1}\right)} = \sqrt{\frac{2500}{240} \times \frac{149}{388}} = \sqrt{10.42 \times 0.38} = \sqrt{3.96}$
 = 1.99 per cent
3. s.e. (prop.) = $\sqrt{\frac{p(1-p)}{n} \left(\frac{N-n}{N-1}\right)} = \sqrt{\frac{2500}{912} \times \frac{1576}{2487}} = \sqrt{2.74 \times 0.63} = \sqrt{1.73}$
 = 1.32 per cent

resulting from interviewer variability, or

- (b) it would have been necessary to extend the survey period into the winter months which, from past experience, is unsatisfactory, not only from the unpleasantness of the task, but also from the higher refusal rate frequently experienced.

Sampling Procedure.

Initially a uniform sampling fraction¹ was adopted. This produced a sample directly proportional to the total population as is indicated in column (y) of Tables A5:5 and A5:6. However, it was felt that some attempt ought to be made to reduce the high mean proportional errors of the smaller samples, so the size of the samples for Coxlodge (Gosforth), and Carr Hill (Gateshead) were reduced by 9 and 44, respectively, and re-allocated to the respective strata. The results of re-allocation are given in Table A5:8.

The number of properties of each type included in the sample were then allocated in accordance with their distribution in the total population (of each estate).

Once the sample size had been established, the actual dwellings to be surveyed were selected randomly, and without replacement, with the aid of random number tables. The properties in each stratum were numbered 1 - n, and the tables of random numbers were entered. Every number encountered between 1 and n was selected (unless it had already been recorded), until the full quota for the stratum had been obtained. This process was continued, working systematically through the tables, until the full quota had been randomly selected.

Non-Response and Actual Sample Size.

"Non-response is a problem no investigator of human populations can

1. $\frac{120}{389}$ for Gosforth and $\frac{456}{2,488}$ for Gateshead.

Table A5:8. Gosforth and Gateshead: Sample Size with Uniform Sampling Fraction With and Without Re-allocation.

Area	Sample Size with Uniform Sampling Fraction	Standard Proportional Error With Variables		Sample Size with Re-allocation	Standard Proportional Error With Variables	
		8	2		8	2
GOSFORTH	120	2.51	3.79	120	2.51	3.79
Coxlodge	57	3.64	5.50	46	4.22	6.38
Kenton	34	4.75	7.17	38	4.36	6.59
Hollywood	29	5.14	7.77	36	4.34	6.56
GATESHEAD	456	1.40	2.12	456	1.40	2.12
Saltmeadows	39	4.79	7.25	44	4.46	6.74
Coulthard's Lane	88	3.19	4.83	96	3.02	4.56
Old Fold	144	2.50	3.77	100	3.09	4.66
Carr Hill	35	5.06	7.65	39	4.74	7.16
Field House	37	4.92	7.44	42	4.56	6.90
Bensham	44	4.52	6.83	50	4.16	6.28
Victoria Road	53	4.11	6.22	60	3.82	5.77
Teams	16	7.49	11.32	25	5.57	8.43
Sunderland Road						
Kell's Lane						

escape".¹ To reduce the proportion of non-response to a minimum, a system of at least two re-calls was adopted. Normally these re-calls were at a different time of day, and with an interval of at least one week separating

Table A5:9. Gosforth and Gateshead: Comparison of the Accuracy of the Intended and the Actual Sample.

Area	Intended Sample Size	Standard Proportional Error With Variables		Actual Sample Size	Standard Proportional Error With Variables	
		8	2		8	2
GOSFORTH	120	2.51	3.79	101	2.83	4.28
Coxlodge	46	4.22	6.38	41	4.56	6.90
Kenton	38	4.36	6.59	32	4.96	7.50
Hollywood	36	4.34	6.56	28	5.27	7.96
GATESHEAD	456	1.40	2.12	427	1.46	2.20
Saltmeadows	44	4.46	6.74	42	4.59	6.94
Coulthard's Lane	96	3.02	4.56	90	3.14	4.74
Old Fold	100	3.04	4.66	91	3.27	4.94
Carr Hill	39	4.74	7.16	38	4.80	7.25
Field House	42	4.56	6.90	37	4.92	7.44
Bensham	50	4.16	6.28	44	4.52	6.83
Victoria Road	60	3.82	5.77	58	3.88	5.87
Teams	25	5.57	8.43	23	5.89	8.91
Sunderland Road						

1. Moser, C.A., "Survey Methods in Social Investigation", Heinemann, 1967, Page 127.

them. However, it was not possible to interview every household in the sample and a non-response rate of 13 per cent was experienced in Gosforth, while one of only seven per cent was experienced in Gateshead. (See column (z), Table A5:5 and A5:6). This was due largely to people refusing to co-operate, though a small number of interviews had to be abandoned owing to the unsuitable nature of the person being interviewed¹ and an even smaller number of households could not be contacted.

The process of substitution was not adopted, and the actual sample size is given in column (z) of Tables A5:5 and A5:6. As can be seen from Table A5:9, the standard error of the actual sample for the questions with the maximum and minimum variables does not deviate significantly from that of the intended sample. However, it must be borne in mind that before any selection took place, the population was divided into a number of strata. Consequently, the actual sample is a stratified random sample with a variable sampling fraction. As "stratified random sampling tends to have somewhat greater precision than simple random sampling",² it is to be expected that the actual standard proportional error is lower than the above estimate and the sample is more accurate than it would seem. However, the decision to adopt the estimates derived from the unstratified random sample formula stems from the fact that

(1) "what evidence there is suggests that stratification brings rather little gain".³

(2) non-sampling errors (such as tendency to answer incorrectly) are frequently much larger than the estimated sampling errors.

Hence it is felt that the above estimates are an adequate representation of the statistical reliability of the sample. This being so, it is clear that little can be said, with any confidence, about individual estates.

1. Largely those who were physically or mentally infirm.

2. Moser, C.A., "Survey Methods in Social Investigation", Page 79.

3. Moser, C.A., "Survey Methods in Social Investigation", Page 118.

UNIVERSITY OF DURHAM

SURVEY OF PRE-WAR COUNCIL HOUSING IN TYNESIDE

Area Code House Type

Date of Survey

SIZE OF DWELLINGS AND HOUSEHOLDS

1. How many separate rooms (not counting the bathroom, closets, storage spaces of halls) have you in this dwelling?
2. If you have two or more rooms, how many of the rooms are used regularly as bedrooms?
3. How many rooms are intended as bedrooms?
4. How many persons live in this household?

a. One person	<input type="checkbox"/>	b. Two persons	<input type="checkbox"/>
c. Three persons	<input type="checkbox"/>	d. Four persons	<input type="checkbox"/>
e. Five persons	<input type="checkbox"/>	f. Six or more persons	<input type="checkbox"/>
5. If you have two or more bedrooms, how many people sleep in?

	Number of Persons	Aged Over 21	Aged 10 - 20	Male	Female	Married	Single
1st bedroom							
2nd bedroom							
3rd bedroom							
4th bedroom							
5th bedroom							
6th bedroom							

6. What are the uses to which the rooms are put?

MAIN/INTENDED USE

OTHER USE

- | | |
|---------|-------|
| 1. | |
| 2. | |
| 3. | |
| 4. | |
| 5. | |

7. What is the age of the housewife?

- | | | | |
|-------------|--------------------------|---------------|--------------------------|
| a. Under 25 | <input type="checkbox"/> | b. 25 - 44 | <input type="checkbox"/> |
| c. 45 - 59 | <input type="checkbox"/> | d. 60 or over | <input type="checkbox"/> |

8. Are any members of the household aged 60 or more?

a. One person

b. Two or more persons

9. How many children in the household are aged

a. 1 - 10 years?

b. 10 - 16 years?

c. 16 - 21 years?

d. 21 and over?

LENGTH OF TENANCY

10. When did you move to your present accommodation? Between

a. 1919 and 1929?

b. 1930 and 1939?

c. 1940 and 1945?

d. 1946 and 1949?

e. 1950 and 1954?

f. 1955 and 1959?

g. 1960 and 1964?

h. 1965 and present?

11. Were you the first occupant of your present accommodation?

a. Yes

b. No

c. Don't know

12. Where did you live before?

a. in the home of parents, relatives or friends

b. in accommodation rented from a private landlord

c. in accommodation rented from the Council

d. in own, privately owned accommodation

What was the address of your previous accommodation?

.....
.....

13. Why did you move?

a. Previous accommodation condemned or demolished

b. Previous accommodation required by owner

c. Wanted cheaper accommodation

d. Wanted smaller accommodation

e. Wanted larger accommodation

f. Wanted better accommodation or accommodation in a better area

g. Other reasons

If 'g', what are these reasons

FACILITIES PROVIDED

14. What kind of stove do you have for cooking?

a. gas or electric stove b. electric hotplate

c. coal, wood or oil stove d. something else

If 'd', what?

15. How good is the cooking facility for the amount of cooking you have to do?

a. very good b. fairly good

c. not very good d. not at all good

16. Does the kitchen have a sink with both running water and a waste pipe?

a. Yes

b. No

17. Beside the kitchen sink is there a washbasin with both running water and a waste pipe in the dwelling?

a. Yes

b. No

18. Where is the toilet located?

a. in the bathroom

b. in a room separate from the bathroom

c. outside the dwelling

19. Does the family have use of a fixed bath or shower?

a. Yes

b. No

20. Where is the fixed bath or shower located?

a. inside the dwelling

b. outside the dwelling

21. Is the room where the bath or shower is located used for any other purposes?

a. Yes

b. No

*If 'yes', for what other purposes is it used?

22. Does the bath or shower have hot, running water?

a. Yes

b. No

23. Do you have both hot and cold running water in this dwelling?

a. Yes (both hot and cold)

b. No (cold only)

c. No (hot only)

d. No (no running water)

24. Would you say you have as much hot water as you need?

a. all of the time

b. most of the time

c. some of the time

d. almost never

25. Do all rooms get enough warmth to be comfortable?

a. Yes (all rooms get enough heat)

b. No (at least one room does not get enough heat).

26. Are there any rooms in your dwelling which do not have windows opening to the outside?

a. Yes

b. No (all rooms have outside windows)

If 'yes', is this room (or are any of these rooms) used for sleeping?

a. Yes

b. No

27. Are there any rooms that do not have electric lighting?

a. Yes

i. no electric fixture or outlet

ii. electric fixture or outlet not in working order

b. No

28. *Would you say you have

i. as much storage space as you need?

a. Yes

b. No

ii. as much space as you need for storing food?

a. Yes

b. No

iii. as many power points as you need?

a. Yes

b. No

iv. as much natural light as you desire in each room?

a. Yes

b. No

SATISFACTION WITH DWELLING

29. How satisfied are you with your home?

a. Completely satisfied

b. Fairly satisfied

c. No feelings either way

d. Rather dissatisfied

e. Completely dissatisfied

30. What do you like most about the design of your home?

.....
.....

31. What don't you like about the design of your home?

.....

32. How well do you think the Council maintains the property?

a. Very well

b. Fairly well

c. Poorly

d. Don't know

33. What do you do to maintain the property?

.....

34. *(To be asked when households claim to modernise/improve their accommodation).

What form(s) of modernisation/improvement have you carried out?

.....
.....

35. How frequently do you redecorate?

a. the living room(s)

b. the bedroom(s)

c. the kitchen

36. Would you like to move to another house?

a. Yes

b. No

If 'yes', Why

.....

37. Have you made any efforts to move?

a. Yes

b. No

If 'yes', what efforts have you made?

.....
.....

38. What type of accommodation do you desire?

39. How many persons in the household have paid jobs and work more than 30 hours per week?

- a. 1 person
- b. 2 persons
- c. 3 or more persons

Where (address) are these people employed?

- i.
- ii.
- iii.
- iv.
- v.
- vi.

40. What is the Occupation of the Head of the Household?

41. What is the weekly income of the Head of the Household?

- a. Up to £5 per week.
- b. Over £5 but less than £7. 10. 0.
- c. Over £7. 10. 0. but less than £12 10. 0.
- d. Over £12 10. 0. but less than £15.
- e. Over £15 but less than £20.
- f. Over £20.

* Question not asked in Gosforth Pilot Survey.

Design of Questionnaire.

The Questionnaire is divided into four parts.

1. THE SIZE OF DWELLINGS AND HOUSEHOLDS

In this section, questions are aimed at estimating the degree of overcrowding and under-occupation, and at defining the household type.

A. The degree of overcrowding or under-occupation can be ascertained from three standards.

- (i) The average number of persons per room. The 1961 Census defines a dwelling as being overcrowded when it is occupied by more than 1.5 persons per room.
- (ii) The permitted number of persons per house. (As defined in the Housing Act of 1936).

For a 1 room dwelling 2 persons permitted

2 room dwelling 3 persons permitted

3 room dwelling 5 persons permitted

4 room dwelling 7.5 persons permitted

5 or more room dwelling 10 persons permitted

with an additional 2 persons for each room in excess of 5.

Children under the age of one are not counted, and children aged between one and 10 are treated as half a person.

- (iii) The bedroom standard. Bedrooms are allocated on the following lines.

(a) Each married couple and each unmarried person aged 21 or more is given one bedroom.

(b) Persons aged 10-20 of the same sex are paired off and a bedroom is given to each pair.

(c) Any person aged 10-20 not paired off with a person of the same sex is paired with a child under 10 years. If this is not possible, such a person is given a separate room.

(d) Any remaining children under 10 years are paired, irrespective

of sex, and a bedroom is given to each pair.

(e) Any remaining child is given a separate bedroom.

Households can then be classified into five groups. Those with:-

Two or more bedrooms below standard

One bedroom below standard

All bedrooms equal to standard

One bedroom above standard

Two or more bedrooms above standard

B. Household Type provides information on

(i) the character of households

(ii) the permanence of overcrowding or under-occupation

(iii) potential overcrowding.

The proposed classification of household types is based on the size and age-structure of the household.

	Age of Housewife	Number of Persons		
		Over 60	Under 16	Over 16
<u>Individual Households</u>				
Very Young	Under 25	None	None	1
Young	25-44	None	None	1
Middle Aged	45-59	None	None	1
Old Aged	60 or over	1	None	1
<u>Small Adult Households</u>				
Very Young	Under 25	1 or none	None	2
Young	25-44	1 or none	None	2
Middle Aged	45-59	1 or none	None	2
Old Aged	60 or over	1 or none	None	2
<u>Small Family Households</u>				
Very Young	Under 25	1 or none	1 or 2	1 or 2
Young	25-44	1 or none	1 or 2	1 or 2
Middle Aged	45-59	1 or none	1 or 2	1 or 2
Old Aged	60 or over	1 or none	1 or 2	1 or 2
<u>Large Family Households</u>				
Very Young	Under 25	Any number	2 or 3 or more	3 or more or any number
Young	25-44	Any number	2 or 3 or more	3 or more or any number
Middle Aged	45-59	Any number	2 or 3 or more	3 or more or any number
Old Aged	60 or over	Any number	2 or 3 or more	3 or more or any number
<u>Large Adult Households</u>				
Very Young	Under 25	Any number	0 or 1	3 or more
Young	25-44	Any number	0 or 1	3 or more
Middle Aged	45-59	Any number	0 or 1	3 or more
Old Aged	60 or over	Any number	0 or 1	3 or more

Definition of terms used in Section 1 of the Questionnaire

- "dwelling" - the accommodation occupied by a private household
- "household" - one person living alone or a group of people living in the same household, and catered for by the same person.
- "a separate room" - a room completely separated from other rooms in the dwelling by walls from ceiling to floor. Rooms that are divided into two by shelves, screens, cabinets, etc., were counted as one room. Sculleries/kitchenettes, bathrooms, closets, storage spaces and halls were not counted as separate rooms.
- "married" - includes
- (a) widows or widowers
 - (b) people living together obviously as man and wife, though they may not legally be married.
 - (c) individuals who are married but who are not living with their respective partners. This category includes those who are legally divorced or separated.
- "housewife" - the person responsible for domestic duties (can be male or female).

2. LENGTH OF TENANCY

These questions are designed

- (a) to test the mobility of tenants (i.e. the frequency with which Council tenants change house and the distance they move).
- (b) to find the reasons why households move.
- (c) to provide further details on the characteristics of tenants.

3. FACILITIES PROVIDED

In this section, questions relate chiefly to the Government's 12-point standard in an attempt to discover

(a) to what degree the amenities provided by inter-war property deviate from this standard

(b) how satisfied the tenants are with the amenities provided

Under the 12-point standard, the dwelling must

- (i) have satisfactory facilities for storing, preparing and cooking food (questions 14 and 15).
- (ii) be provided with a sink, or sinks and with suitable arrangements for the disposal of waste water (question 16).
- (iii) have a proper drainage system (questions 16 and 17).
- (iv) have an internal water closet (if practicable) otherwise a readily accessible outside water closet (question 18).
- (v) have a fixed bath or shower in a bathroom (questions 19, 20 or 21).
- (vi) have an adequate supply of wholesome water laid on inside the dwelling (question 23).
- (vii) be provided with efficient and adequate means of supplying hot water for domestic purposes (questions 22 and 24).
- (viii) be provided with adequate facilities for heating (questions 25 and 26).
- (ix) have each room properly lighted and ventilated (question 27).
- (x) be provided in each room with adequate points for gas or electric lighting (question 28).

4. SATISFACTION WITH DWELLINGS

This section attempts to determine the level of satisfaction of tenants living in inter-war property.

Questions are also asked about the level of maintenance of the property. This information serves three major purposes

- (a) it acts as an index of the tenant's interest in the upkeep of his property.
- (b) it provides data on
 - (i) the number of tenants actually carrying out maintenance operations

(ii) the frequency with which internal decoration is carried out

(iii) the type of work being carried out by tenants, and thus
 (c) it indicates some of the areas in which inter-war property is below the standard acceptable for modern living.

Also in this section, information is sought regarding the type of occupation (and the family income).

As with "household type" this information can be used to classify households. However, it is intended to relate this information essentially to

- (a) overcrowding or under-occupation
- (b) household mobility
- (c) satisfaction of tenant with dwelling
- (d) maintenance operations of tenants

Definition of terms used in Section 4.

- "maintenance" - the work necessary to preserve a building in its initial state, so that it provides amenities and facilities similar in condition to those at the time of erection (it covers the repair, servicing, decoration and cleaning of buildings, and the renewal of building components).
- "head of household" - the member of the household responsible for paying the rent or, if this person is a married woman, the husband.

Socio-Economic Status of Household.

Households are classified into socio-economic groups according to the occupation of the head of the household. The classification is based on that used by the Registrar General.¹

-
1. (a) Employers and managers in Central and Local Government, industry, commerce, etc., - large establishments; (b) Employers and managers in industry, commerce, etc., - small establishments; (c) Professional workers - self employed; (d) Professional workers - employees; (e) Intermediate non-manual workers; (f) Junior non-manual workers; (g) Personal service workers; (h) Foremen and supervisors - manual; (i) Skilled manual workers; (j) Semi-skilled manual workers; (k) Unskilled manual workers; (l) Own account workers (other than professional); (m) Farmers - employers and managers; (n) Farmers - on own account; (o) Agricultural workers; (p) Members of Armed Forces.

APPENDIX 6

STATISTICAL DATA

Section I. Survey of the Physical Characteristics of Residential Growth on Tyneside, 1919-1939.

Chapter I. Introduction.

Table 1:1. Tyneside: Political Status and Size of Local Authority Areas.

Administrative Area	Political Status		Population			Area		
			(1)	(2)	(3)	(1)	(2)	(3)
	1919 to 1939	1968	1921	1937	1968	1921	1937	1968
Blaydon	U.D.	U.D.	33,052	31,052	31,880	9,314	9,325	9,325
Felling	U.D.	U.D.	26,145	26,310	38,870	2,684	3,405	3,325
Gateshead	C.B.	C.B.	125,142	121,240	100,780	3,132	4,468	4,559
Gosforth	U.D.	U.D.	15,717	19,040	27,540	1,303	1,739	1,739
Hebburn	U.D.	U.D.	24,168	23,370	24,940	1,241	1,676	1,676
Jarrow	M.B.	M.B.	35,576	33,350	29,120	783	1,985	2,200
Newburn	U.D.	U.D.	18,830	19,120	33,230	4,673	4,648	4,648
Newcastle	C.B.	C.B.	275,009	292,700	251,650	8,452	11,401	11,401
Ryton	U.D.	U.D.	14,263	13,940	14,700	5,145	5,145	5,145
S. Shields	C.B.	C.B.	116,635	111,820	107,760	2,399	4,420	5,178
Tynemouth	C.B.	C.B.	63,770	67,600	72,440	4,372	4,684	4,684
Wallsend	M.B.	M.B.	42,995	43,660	48,290	3,420	3,544	3,544
Whickham	U.D.	U.D.	19,155	21,900	27,890	5,914	6,229	6,213
Whitley and Monkseaton	U.D.	M.B.	22,228	26,990	38,380	1,972	3,306	3,612
Tyneside			832,685	852,840	847,470	54,804	65,975	67,249

- Source: (1) Census of England and Wales, 1921, Durham and Northumberland County Volumes.
 (2) Report of the Royal Commission on Local Government in the Tyneside Area, 1937.
 (3) Registrar General's estimates.

Table 1:2. Tyneside: Proportion of Total Rateable Value and Population, 1937 and 1968.

Area	Per Cent of Tyneside Total			
	1937		1968	
	Population (1)	Rateable Value (2)	Population (3)	Rateable Value (4)
Blaydon	3.70	2.07	3.76	2.60
Felling	3.08	1.64	4.59	3.16
Gateshead	14.22	10.25	11.89	10.66
Gosforth	2.23	3.27	3.25	3.26
Hebburn	2.74	1.44	2.94	3.32
Jarrow	3.93	2.22	3.44	3.07
Newburn	2.24	1.72	3.92	3.35
Newcastle	34.32	47.78	29.69	38.53
Ryton	1.63	0.93	1.73	1.37
S. Shields	13.11	10.05	12.71	10.23
Tynemouth	7.93	7.11	8.55	7.92
Wallsend	5.12	4.16	5.70	5.31
Whickham	2.57	2.44	3.29	2.60
Whitley and Monkseaton	3.16	4.91	4.53	4.61

Table 1:3. Tyneside: Relative Poverty of Local Authority Areas, 1968 and 1937 compared.

Area	Difference between Proportion of Population and Rateable Value	
	1937	1968
Blaydon	- 1.63	- 1.16
Felling	- 1.44	- 1.43
Gateshead	- 3.97	- 1.23
Hebburn	- 1.30	0.38
Jarrow	- 1.71	- 0.37
Newburn	- 0.52	- 0.57
Ryton	- 0.70	- 0.36
South Shields	- 3.06	- 2.48
Tynemouth	- 0.82	- 0.63
Wallsend	- 0.96	- 0.39
Whickham	- 0.13	- 0.69
	-16.24	- 8.93

Table 1:4. Tyneside: Socio-Economic class of Local Authority Areas.

Area	Rateable Value derived from houses of an annual value of	
	£1-£13	£20 (or more)
Felling	58.3	4.3
Gateshead	12.8	17.3
Gosforth	7.7	53.3
Hebburn	53.9	2.0
Jarrow	48.5	5.9
Newburn	30.8	4.1
Newcastle	12.8	19.8
South Shields	38.5	12.4
Tynemouth	22.7	-
Wallsend	41.3	6.6
Whickham	34.3	5.7

Source: H.E.R. Highton quoted in Goodfellow, D.M.,
"Tyneside: The Social Facts".

Table 2:1. Tyneside: Housing of Private Families

Administrative Area	Increase or Decrease (-) in Occupied Dwellings 1921-1931		Increase or Decrease (-) in Private Families 1921-1931		Average Size of Occupied Dwelling (Rooms)		Families Per Occupied Dwelling		Average Size of Private Family (Persons)		Average Number of Persons Per Room		Overcrowding - more than two persons per room				Vacant Unfurnished Dwellings 1931	
	No.	%	No.	%	1931	1921	1931	1921	1931	1921	1931	1921	1931		1921		No.	%
													No.	%	No.	%		
Blaydon U.D.	1030	16.88	1240	19.44	3.53	3.43	1.07	1.05	4.18	5.11	1.27	1.56	6708	21.07	12425	38.15	86	1.18
Felling U.D.	893	16.53	969	17.24	3.27	3.16	1.05	1.04	4.08	4.62	1.31	1.52	10119	26.77	17198	38.93	29	0.46
Gateshead C.B.	973	3.79	2587	9.32	3.66	3.44	1.14	1.08	3.96	4.43	1.23	1.40	34374	28.60	45567	37.01	186	0.09
Gosforth U.D.	881	27.50	807	23.87	5.36	5.37	1.03	1.06	3.94	4.33	0.76	0.85	1128	6.81	2020	13.80	63	1.49
Hebburn U.D.	776	17.81	617	12.51	3.20	3.21	1.08	1.13	4.25	4.79	1.43	1.69	8048	34.13	11082	46.89	36	0.69
Jarrow M.B.	403	5.76	127	1.67	3.22	3.30	1.04	1.08	4.08	4.60	1.32	1.51	10427	33.12	14782	42.32	57	0.76
Newburn U.D.	818	22.63	957	25.12	3.84	3.59	1.08	1.05	4.08	4.91	1.14	1.44	2969	15.27	6461	34.55	26	0.58
Newcastle C.B.	4197	7.51	9602	15.95	4.01	3.64	1.16	1.08	3.88	4.37	1.13	1.29	63216	23.34	88271	33.59	466	0.76
Ryton U.D.	425	15.35	495	17.31	3.70	3.71	1.03	1.05	4.19	4.89	1.19	1.36	2669	18.97	4369	31.22	32	0.98
South Shields C.B.	*	*	*	*	3.65	*	1.14	1.07*	3.80	4.39*	1.18	*	29012	26.34	41681*	36.5*	154	0.59
Tynemouth C.B.	420	3.25	2305	16.73	4.29	3.62	1.21	1.07	3.86	4.33	1.08	1.29	20741	24.18	15006	34.42	167	1.22
WallSEND M.B.	1415	16.77	1521	16.59	3.52	3.40	1.08	1.09	4.10	4.62	1.26	1.48	10083	23.03	15791	37.30	57	0.57
Whickham U.D.	853	22.24	1066	27.04	3.74	3.64	1.07	1.03	4.05	4.82	1.16	1.36	4060	20.01	5957	31.34	33	0.69
Whitley and Monkseaton M.B.	2099	50.51	1968	42.29	5.72	5.78	1.06	1.12	3.51	4.36	0.65	0.85	462	1.99	2106	10.38	135	2.07
Tyneside	15183	17.42	24261	18.85	3.91	3.79	1.09	1.07	3.71	4.63	1.15	1.35	204016	21.69	241035*	33.07*	1527	0.91

Source: Table VII. Durham and Northumberland County Volumes of the Census of England and Wales, 1931.

*1921 Statistics not directly comparable with 1931 statistics as a result of boundary change.

Table 2:2. Tyneside: Proportion of Families Occupying Homes of Various Sizes, 1921.

Administrative Area	Structurally Separate Dwellings of							
	1 Room	2 Rooms	3 Rooms	4 Rooms	5 Rooms	6-7 Rooms	8-9 Rooms	10 Rooms
Blaydon	4.0	24.8	35.0	19.9	11.5	3.8	0.6	0.3
Felling	7.5	31.3	29.8	21.5	5.1	3.9	0.5	0.3
Gateshead	12.0	26.9	26.5	20.3	4.7	7.1	2.0	0.6
Gosforth	3.3	8.7	19.3	19.4	10.9	22.0	11.0	5.3
Hebburn	10.1	36.8	25.6	20.4	3.5	3.1	0.4	0.1
Jarrow	11.7	32.1	24.8	17.0	6.5	6.9	0.9	0.3
Newburn	0.4	16.1	40.7	23.9	10.5	3.9	0.6	0.4
Newcastle	11.5	25.3	25.1	19.9	6.0	7.7	3.2	1.3
Ryton	3.0	20.9	31.1	26.0	11.6	3.9	2.8	0.8
South Shields	9.9	33.5	23.1	18.9	6.2	6.1	1.7	0.5
Tynemouth	13.9	25.6	22.1	17.4	7.6	8.0	3.8	1.5
Wallsend	9.6	25.4	29.5	23.8	5.8	4.9	0.8	0.2
Whickham	3.8	21.9	26.6	27.4	12.5	5.8	1.2	0.8
Whitley and Monkseaton	4.4	10.4	10.3	12.1	16.6	34.8	9.0	2.3
Tyneside	10.2	26.5	25.5	19.9	6.7	7.6	2.6	1.0

Source: Calculated from Table II: Durham and Northumberland County Volumes Census of England and Wales, 1921.

Tables 2:3 and 2:4. Tyneside: Persons Per Room, by Wards, 1921 and 1931.

Administrative Area:		Persons Per Room	
		1921	1931
Blaydon	Blaydon	1.53	1.22
	Chopwell	1.68	1.32
	Stella	1.40	1.15
	Victoria Garefield	1.50	1.17
	Winlaton	1.59	1.33
Felling	Central	1.49	1.14
	Coldwell	-	1.28
	East	1.53	1.41
	North	1.64	1.48
	Pelaw	-	1.18
	South	1.52	1.33
Gateshead	West	-	1.43
	Central	1.14	1.07
	East	1.53	1.36
	E. Central	2.03	1.86
	North	1.82	1.70
	N. East	2.42	2.16
	N. West	1.79	1.60
	South	1.15	0.95
	S. Central	0.93	0.81
	West	1.16	0.98
Gosforth	W. Central	1.15	1.05
	All Saints	0.73	0.63
	Coxlodge	1.48	1.15

Cont.

Continued Tables 2:3 and 2:4. Tyneside: Persons Per Room, by Wards, 1921 and 1931.

Administrative Area:		Persons Per Room	
		1921	1931
Gosforth	St. Nicholas	0.85	0.72
	S. Gosforth	0.79	0.69
Hebburn	Central	1.87	1.66
	East	2.00	1.55
	North	1.73	1.59
	South	1.61	1.31
	Victoria	1.26	1.17
	West	1.99	1.73
Jarrow	Central	1.94	1.70
	East	2.21	1.90
	Grange	0.93	0.83
	North	2.12	1.87
	South	1.37	1.17
	West	1.68	1.47
Newburn	Denton	1.45	1.11
	Newburn	1.53	1.21
	Newburn Hall	1.35	1.08
	Throckley and Walbottle	1.47	1.17
Newcastle	St. Nicholas	2.13	1.36
	All Saints	2.19	1.79
	St. Andrews	1.52	1.28
	St. Thomas	1.16	0.81
	Jesmond	0.65	0.58
	St. John's	1.76	1.59
	Stephenson	1.55	1.42
	Armstrong	1.47	1.28
	Elswick	1.01	0.92
	Westgate	1.48	1.27
	Arthur's Hill	0.99	0.76
	Dene	0.92	0.82
	Heaton	1.03	0.92
	Byker	1.61	1.45
	St. Lawrence	1.81	1.56
	St. Anthony's	1.78	1.52
	Benwell	1.43	1.19
	Fenham	1.14	0.99
	Walker	1.58	1.23
	Ryton	Crawcrook	1.48
Crookhill		-	1.23
Ryton		1.25	0.94
Ryton Woodside		1.60	1.33
South Shields	Beacon	1.38	1.19
	Bents	0.95	0.94
	Deans	1.68	1.39
	Hadrian	1.31	1.11
	Harton	-	0.81
	Holborn	2.24	1.86
	Laygate	5.50	1.77
	Rekedyke	1.75	1.52
	St. Hilda	1.80	1.60
	Shields	2.16	1.88
	Simonside	1.38	1.20
	Tyne Dock	1.65	1.37
Victoria	1.54	1.37	
Westoe	0.92	0.79	

Cont.

Continued Tables 2:3 and 2:4. Tyneside: Persons Per Room, by Wards, 1921 and 1931.

Administrative Area:		Persons Per Room	
		1921	1931
South Shields	West Park	1.09	0.92
	Tynemouth	1.67	1.56
Wallsend	Central	1.49	1.14
	Collingwood	2.27	1.84
	Dockwray	1.05	0.81
	Linskill	2.18	1.90
	Milbourn	1.04	0.72
	Percy	0.89	0.82
	Preston	1.80	1.58
	Rudyard	1.39	1.22
	Trinity	1.12	1.04
	Buddle	1.48	1.33
	Carville	1.76	1.40
	Hadrian	1.42	1.19
	Holy Cross	1.71	1.40
	Hawdon	1.57	1.34
Northumberland	1.63	1.40	
Whickham	Wallsend	1.45	1.24
	Willington	1.73	1.47
	Willington Quay	1.33	1.15
	Dunston	1.41	1.23
Whitley and Monkseaton	Marley Hill	1.61	1.31
	Swalwell	1.23	1.02
	Whickham	0.92	0.59
	St. Mary's	0.90	0.65
	Central	0.97	0.71
	Marden	1.03	0.70
Whitley and Monkseaton	Monkseaton	0.62	0.58
	Monkseaton N.	1.04	0.64
	Rockcliffe		
Tyneside Average		1.46	1.21

Source: 1921 figures calculated from Table 3, Census of England and Wales, 1921, Northumberland and Durham County Volumes.
1931 figures from Table 3, Census of England and Wales, 1931, Northumberland and Durham County Volumes.

Table 2:5. Tyneside: Estimated Dwelling Requirements 1919 and 1921.

Area	Local Authority Estimates	Private Families	Structurally Separate Dwellings Occupied	Dwellings Required 1 Family Per Dwelling	Requirements as percentage of occupied Separate Dwellings
	1919	1921	1921	1921	1921
Blaydon	2,883	6,378	6,101	277	4.54
Felling	1,920	5,622	5,404	218	4.03
Gateshead	2,830	27,769	25,652	2,117	8.25
Gosforth	514	3,381	3,204	177	5.52
Hebburn	2,798	4,934	4,357	577	13.24
Jarrow	2,730	7,845	6,997	848	12.12
Newburn	2,010	3,809	3,614	195	5.40
Newcastle	4,700	60,184	55,921	4,263	7.62
Ryton	-	2,860	2,768	92	3.32
South Shields	4,236	3,815	3,564	251	7.43
Tynemouth	1,746	13,774	12,918	856	6.63
Wallsend	2,500	9,168	8,440	728	8.63
Whickham	953	3,943	3,835	108	2.82
Whitley and Monkseaton	424	4,654	4,153	501	12.06
Tyneside	30,244	158,136	146,928	11,208	7.63

Table 2:6. Tyneside: Population, 1921-1931.

Administrative Area	Population		Increase/Decrease	
	1921	1931	Total	Percentage
Blaydon	33,052	32,263	- 789	- 2.4
Felling	26,145	27,040	+ 895	+ 3.4
Gateshead	125,142	122,447	- 2,695	- 2.0
Gosforth	15,717	18,044	+ 2,327	+14.8
Hebburn	24,168	24,123	- 45	- 0.2
Jarrow	35,576	32,018	- 3,558	-10.0
Newburn	18,830	19,542	+ 712	+ 3.8
Newcastle	275,009	283,186	+ 8,147	+ 3.0
Ryton	14,263	14,204	- 59	- 0.4
South Shields	118,599	113,455	- 5,144	- 4.3
Tynemouth	63,770	64,922	+ 1,152	+ 1.8
Wallsend	42,995	44,587	+ 1,592	+ 3.7
Whickham	19,155	20,756	+ 1,601	+ 8.4
Whitley and Monkseaton	22,228	24,210	+ 1,982	+ 8.9
Tyneside	833,649	840,767	+ 6,118	+ 2.0

Source: Table 2. Census of England and Wales, 1931, Durham and Northumberland County Volumes.

Table 2:7. Tyneside: Percentage Decrease in Overcrowding, 1921-1931.

Area	Percentage Decrease
Blaydon	44.77
Felling	31.24
Gateshead	22.72
Gosforth	50.65
Hebburn	27.21
Jarrow	21.74
Newburn	55.80
Newcastle	30.32
Ryton	39.24
Tynemouth	29.75
Wallsend	38.26
Whickham	36.15
Whitley and Monkseaton	80.83
Tyneside	34.41

Table 2:8. Tyneside: Size of Unfurnished Vacant Dwellings, 1931.

Area	Proportion of Vacant Unfurnished Dwellings of							Total No.
	1 Room	2 Rooms	3 Rooms	4 Rooms	5 Rooms	6-8 Rooms	9 Rooms	
Blaydon	2.33	30.23	25.58	19.77	16.28	5.81	0	86
Felling	6.90	13.80	24.14	17.24	17.24	13.80	6.90	29
Gateshead	3.23	15.59	18.82	14.52	9.14	29.03	9.68	186
Gosforth	0	0	9.52	12.70	11.11	50.80	15.00	63
Hebburn	0	19.44	2.78	41.67	25.00	8.33	2.78	36
Jarrow	1.75	22.81	12.28	15.79	7.02	38.60	1.75	57
Newburn	0	15.38	19.23	7.69	46.15	7.69	3.85	26
Newcastle	2.57	10.51	13.30	19.53	13.53	13.95	27.47	466
Ryton	0	15.62	25.00	25.00	9.37	21.87	3.12	32
South Shields	3.90	14.93	14.29	17.53	10.39	28.57	10.39	154
Tynemouth	2.39	7.78	13.77	13.77	14.97	20.37	26.95	167
Wallsend	0	5.26	28.07	31.58	17.54	12.28	5.26	57
Whickham	0	45.46	15.15	9.09	18.18	3.03	9.09	33
Whitley and Monkseaton	0	0	2.22	5.18	27.11	45.18	20.00	135
Tyneside	2.16	12.51	14.54	17.03	15.06	26.44	12.24	1,527

Source: Table 10. Census of England and Wales, 1931, Durham and Northumberland County Volumes.

Table 2:9. Tyneside: Proportion of Families Living in Homes of Various Sizes, 1931.

Area	Proportion of Structurally Separate Dwellings of						
	1 Room	2 Rooms	3 Rooms	4 Rooms	5 Rooms	6-8 Rooms	9 Rooms
Blaydon	0.8	17.6	36.1	27.7	12.6	4.9	0.3
Felling	3.3	26.2	32.2	24.9	8.2	4.9	0.3
Gateshead	1.8	21.0	30.5	25.5	8.6	11.2	1.4
Gosforth	0.2	4.3	17.6	20.8	16.1	31.2	9.8
Hebburn	0.8	32.6	29.5	26.3	6.8	3.6	0.3
Jarrow	6.6	30.7	26.3	20.0	8.0	8.0	0.5
Newburn	0.2	8.5	36.6	26.6	22.5	5.0	0.5
Newcastle	1.8	1.53	26.8	28.3	12.2	12.7	3.0
Ryton	0.4	15.7	35.8	29.5	11.3	5.9	1.8
South Shields	2.2	2.56	23.4	24.6	12.1	10.6	1.4
Tynemouth	2.7	12.8	22.6	24.6	17.3	15.4	4.7
Wallsend	1.1	17.8	34.2	31.6	9.2	5.7	0.3
Whickham	1.3	17.3	23.5	35.0	15.6	6.4	0.8
Whitley and Monkseaton	0.2	0.8	4.0	11.4	33.3	43.9	6.3
Tyneside	1.7	17.6	27.1	25.5	13.8	12.1	31.4

Source: Table 10. Census of England and Wales, 1931, Durham and Northumberland County Volumes.

Table 2:10. Tyneside: Estimated Success of Building Programme, 1919-1933.

Area	No. of Working Class Houses Estimated to be required by 1922	No. of Dwellings completed with State Assistance between 1919 and 1933		Estimated No. of Dwellings Completed without State Assistance by 1933	Total	Shortage (-) Surplus (+)	
		By Local Authority	By Private Enterprise			Number	As Per Cent of Requirements
	(1)	(2)	(2)	(3)			
Blaydon	2,883	636	384	153	1,173	-1,710	- 59.32
Felling	1,920	798	91	125	1,014	- 906	- 47.19
Gateshead	2,830	1,055	681	729	2,465	- 365	- 12.90
Gosforth	514	295	293	496	1,084	+ 570	+110.90
Hebburn	2,798	763	52	178	993	-1,805	- 64.58
Jarrow	2,730	1,688	58	19	1,765	- 965	- 35.35
Newburn	2,010	1,016	161	204	1,381	- 629	- 31.29
Newcastle	4,700	8,196	1,633	3,310	13,139	+8,439	+179.59
South Shields	4,236	1,305	420	745	2,470	-1,766	- 41.70
Tynemouth	1,746	1,124	794	735	2,653	+ 907	+ 51.96
Wallsend	2,500	1,561	247	556	2,364	- 136	- 5.44
Whickham	953	732	285	260	1,277	+ 324	+ 34.00
Whitley and Monkseaton	424	421	600	891	1,912	+1,488	+350.92
Tyneside	30,244	19,590	5,699	8,401	33,690	+3,466	

Source: (1) Table 2.5.

(2) Table 3.6.

(3) Calculated on 22 per cent base of dwellings completed by 1939. (See Appendix 5, Chapter II - Estimates of the Success of Building Operations, 1919-1931).

Table 2:11. Tyneside: Estimated Housing Need, 1931.

Area	Private Families 1931	Number of Structurally Separate Dwellings Occupied	Number of Dwellings Required (One Family Per Dwelling)	Requirement as Per Cent of Occupied Separate Dwellings,
		1931	1931	1931
Blaydon	7,618	7,131	487	6.83
Felling	6,591	6,297	294	4.67
Gateshead	30,356	26,625	3,731	14.01
Gosforth	4,188	4,085	103	2.52
Hebburn	5,551	5,133	418	8.14
Jarrow	7,718	7,400	318	4.30
Newburn	4,766	4,432	334	7.54
Newcastle	69,786	60,118	9,668	16.08
Ryton	3,355	3,198	162	5.07
South Shields	28,996	25,527	3,469	13.59
Tynemouth	16,079	13,328	2,741	20.55
Wallsend	10,689	9,855	834	8.46
Whickham	5,009	4,688	321	6.85
Whitley and Monkseaton	6,622	6,252	370	5.92
Tynemouth	207,324	184,074	23,250	12.63

Table 2:12. Slum Clearance Schemes in Selected Areas of Tyneside
(1st April, 1925, to 1st January, 1930).

Area	Buildings Demolished	Buildings Erected	Persons Rehoused
Gateshead	103	104	375
Newcastle	172	409	2,148
Tynemouth	42	66	347
Wallsend	152	156	723
Total	469	735	3,593

Source: "Newcastle Weekly Chronicle", 25th January, 1930.

Table 2:13. Tyneside: Estimated Number of Dwellings Needed to Clear Slums, 1934.

Administrative Area	Number of Houses to be Demolished	Number of Houses as Per Cent of 1931 Housing Stock	Estimated Number of Persons to be Rehoused	Average Size of Family, 1931	Number of Houses required	Number of Houses required as Per Cent of Housing Stock
	(a)	(c)	(a)	(b)	(c)	(c)
Blaydon	288	3.95	1,155	4.18	276	3.79
Felling	350	5.50	1,395	4.08	342	5.38
Gateshead	896	3.32	8,146	3.96	2,057	7.62
Gosforth	16	0.38	88	3.94	22	0.52
Hebburn	No figure	-	No figure	4.25	-	-
Jarrow	No figure	-	No figure	4.08	-	-
Newburn	157	3.55	78	4.08	191	4.26
Newcastle	2,253	3.69	21,363	3.88	5,506	9.01
Ryton	16	0.49	72	4.19	17	0.52
South Shields	1,589	6.13	7,740	3.80	2,037	7.85
Tynemouth	1,318	9.67	5,659	3.86	1,466	10.75
Wallsend	507	5.10	2,079	4.10	507	5.10
Whickham	294	6.19	1,246	4.05	308	6.49
Whitley and Monkseaton	No figure	-	No figure	3.51	-	-

- Source: (a) "Slum Clearance Programmes of Local Authorities, England and Wales, 1933". (Cd. 4535).
 (b) Census of England and Wales, 1931, Durham and Northumberland County Volumes.
 (c) Calculated.

Table 2:14. Tyneside: County Boroughs arranged and ranked according to their degree of Overcrowding, 1936.

Position out of the 83 County Boroughs of England and Wales	Area	Estimated Population (mid 1934)	Number of Overcrowded Families	Percentage of Working-Class Families Overcrowded
2	Gateshead	123,000	4,729	15.2
3	South Shields	112,750	3,581	13.1
4	Tynemouth	65,950	2,246	13.0
6	Newcastle	287,050	8,552	10.7
	All County Boroughs	13,843,068	127,198	4.2

Source: Table IX Page XVII. "Report on the Overcrowding Survey in England and Wales, 1936".

Table 2:15. Tyneside: Urban Areas ranked among the Twenty most Overcrowded Areas in England and Wales, 1936.

Position out of the 20 most Overcrowded Urban Areas	Area	Estimated Population (mid 1934)	Number of Overcrowded Families	Percentage of Working-Class Families Overcrowded
1	Hebburn	23,740	1,360	25.2
5	Jarrow	30,850	1,350	17.5
6	Felling	26,400	951	15.8
17	Wallsend	43,660	1,342	13.1
18	Blaydon	31,930	973	12.6

Source: Table XI Page XIX. "Report on the Overcrowding Survey in England and Wales", 1936".

Table 2.10. Tyneside: The Distribution of Overcrowded Families and Dwellings, 1936.

AREA		Number of Families (F) containing:- Number of Dwellings (D) containing:-													Dwellings Inspected								
		Persons													All Dwelling			L.A. Dwellings					
		Up to 1	1,5 to 2	2,5 to 3	3,5 to 4	4,5 to 5	5,5 to 6	6,5 to 7	7,5 to 8	8,5 to 9	9,5 to 10	10,5 to 11	11,5 to 12	12,5 +	TOTAL	Over-crowded	Families at Minimum	TOTAL	Over-crowded	Families at Minimum			
Blaydon	F Total	375	1156	2390	1530	933	495	254	116	40	13	4	-	-	7706	973	12.6	739	1289	194	15.0	150	
	O.C.	3	6	126	238	120	221	141	73	30	11	4	-	-	-	-	-	-	-	-	-	-	-
	D Total	11	415	1476	104	2630	656	118	1504	97	658	37	-	-	7706	-	-	-	-	-	-	-	-
Feelling	O.C.	8	146	369	25	293	94	6	30	2	-	-	-	-	-	-	-	-	-	-	-	-	
	F Total	421	1286	1716	1117	703	394	222	87	36	14	3	-	1	6000	951	15.8	466	1225	75	6.1	46	
	O.C.	-	9	77	250	151	222	127	63	34	14	3	-	1	-	-	-	-	-	-	-	-	
Gateshead	D Total	11	250	1485	16	2050	16	149	1451	17	422	-	64	-	5951	-	-	-	-	-	-	-	
	O.C.	5	92	523	6	227	6	12	47	6	3	-	-	-	-	-	-	-	-	-	-	-	
	F Total	2081	6786	9253	5954	3656	1891	947	375	179	45	8	5	1	31181	4729	15.2	2575	2109	123	5.8	106	
Gosforth	O.C.	5	7	543	1347	809	996	631	243	125	25	5	2	-	-	-	-	-	-	-	-	-	
	D Total	23	2167	6953	50	9182	6705	263	2722	90	91	-	2932	3	33549	-	-	-	-	-	-	-	
	O.C.	14	835	2636	25	874	269	36	27	10	3	-	-	-	-	-	-	-	-	-	-	-	
Hebburn	F Total	101	694	828	531	276	161	78	35	13	8	3	-	-	2728	137	5.0	165	306	14	4.6	26	
	O.C.	-	-	4	25	13	39	25	16	7	5	3	-	-	-	-	-	-	-	-	-	-	
	D Total	-	17	174	878	182	820	44	459	28	66	52	8	-	2728	-	-	-	-	-	-	-	
Jarrow	O.C.	-	4	36	2	44	21	13	15	2	-	-	-	-	-	-	-	-	-	-	-	-	
	F Total	335	1110	1456	1086	650	408	205	95	45	12	1	-	-	5403	1360	25.2	514	887	108	12.2	64	
	O.C.	-	27	175	335	260	277	153	80	40	12	1	-	-	-	-	-	-	-	-	-	-	
Newburn	D Total	4	227	1865	1464	313	1152	14	270	4	71	15	4	-	5403	-	-	-	-	-	-	-	
	O.C.	1	67	854	332	10	86	4	5	1	-	-	-	-	-	-	-	-	-	-	-	-	
	F Total	757	1758	2086	1392	902	505	217	73	30	3	1	-	-	7724	1350	17.5	672	946	34	3.6	22	
Newcastle	O.C.	3	3	99	428	298	288	154	52	21	3	1	-	-	-	-	-	-	-	-	-	-	
	D Total	10	597	2314	1358	724	1848	41	633	12	131	56	-	-	7724	-	-	-	-	-	-	-	
	O.C.	6	107	888	2	290	44	6	7	-	-	-	-	-	-	-	-	-	-	-	-	-	
Ryton	F Total	198	1060	1570	1041	610	274	146	68	19	7	-	-	-	4993	316	6.3	427	1202	11	0.9	27	
	O.C.	-	1	9	57	18	110	65	35	15	6	-	-	-	-	-	-	-	-	-	-	-	
	D Total	1	60	458	1187	591	1442	30	1023	7	159	34	1	-	4993	-	-	-	-	-	-	-	
South Shields	O.C.	1	8	80	3	190	20	7	7	-	-	-	-	-	-	-	-	-	-	-	-	-	
	F Total	7593	19254	22405	14691	8251	4334	1986	850	294	91	20	10	-	79779	8552	10.7	4406	10506	793	7.5	509	
	O.C.	-	130	1036	2583	1424	1599	1003	524	178	56	14	5	-	-	-	-	-	-	-	-	-	
Tynemouth	D Total	106	5947	14860	14610	6398	15219	5517	8512	1149	3125	1942	7	2387	79779	-	-	-	-	-	-	-	
	O.C.	93	1333	4423	1291	483	408	465	22	25	6	2	1	-	-	-	-	-	-	-	-	-	
	F Total	96	678	983	656	446	249	107	49	16	11	6	1	-	3298	389	11.8	235	381	26	6.8	22	
Whickham	O.C.	-	-	6	89	47	121	62	33	13	11	6	1	-	-	-	-	-	-	-	-	-	
	D Total	-	9	517	865	525	820	20	442	14	64	22	-	-	3298	-	-	-	-	-	-	-	
	O.C.	-	3	162	2	171	19	7	18	7	-	-	-	-	-	-	-	-	-	-	-		
Wallsend	F Total	26700	6552	8062	4877	2927	1464	684	257	93	16	4	-	-	27606	3581	13.1	2634	2858	44	1.5	58	
	O.C.	-	-	272	1363	669	669	288	136	63	10	4	-	-	-	-	-	-	-	-	-	-	
	D Total	-	2100	8713	-	-	-	-	7555	-	1682	-	339	107	20496	-	-	-	-	-	-	-	
Whitley & Morkeaton	O.C.	-	391	2536	-	-	-	-	91	-	1	-	-	-	-	-	-	-	-	-	-		
	F Total	1200	3821	5109	3225	1977	1069	526	242	92	37	16	5	3	17322	2246	13.0	1570	1875	148	7.9	231	
	O.C.	-	3	325	559	411	399	294	156	60	25	11	3	-	-	-	-	-	-	-	-		
Whitley & Morkeaton	D Total	4	1209	3155	3164	1112	3744	123	2766	25	1053	365	1	601	17322	-	-	-	-	-	-		
	O.C.	3	446	1116	36	447	104	59	27	8	-	-	-	-	-	-	-	-	-	-	-		
	F Total	636	2214	2926	1941	1225	689	336	161	54	18	6	-	-	10206	1342	13.1	864	1685	195	11.6	113	
Whitley & Morkeaton	O.C.	-	10	55	300	217	329	228	134	45	18	6	-	-	-	-	-	-	-	-	-		
	D Total	41	307	2123	44	3949	779	1427	924	116	314	36	146	-	10206	-	-	-	-	-	-		
	O.C.	11	65	620	8	419	84	116	15	3	1	-	-	-	-	-	-	-	-	-			
Whitley & Morkeaton	F Total	120	896	1288	904	516	258	123	45	24	14	2	-	-	4190	361	8.6	187	904	79	8.7	33	
	O.C.	-	2	18	49	51	97	74	33	22	13	2	-	-	-	-	-	-	-	-	-		
	D Total	2	57	388	962	1625	1625	42	680	13	74	8	10	-	5486	-	-	-	-	-	-		
Whitley & Morkeaton	O.C.	2	23	110	34	95	95	12	7	4	-	-	-	-	-	-	-	-	-	-			
	F Total	216	943	1163	811	491	222	100	44	25	8	5	3	1	4032	167	4	79	438	12	2.7	11	
	O.C.	-	3	23	27	49	28	19	9	6	2	1	-	-	-	-	-	-	-	-			
Whitley & Morkeaton	D Total	4	27	156	395	43	770	30	849	9	758	606	1	384	4032	-	-	-	-	-			
	O.C.	1	8	60	67	-	27	-	4	-	-	-	-	-	-	-	-	-	-	-			
	F Total	16799	58608	61235	39756	23563	12413	5931	2497	960	297	79	24	6	212168	26454	8.0	15535	26611	1856	1.4	1418	
Whitley & Morkeaton	O.C.	11	201	2759	7650	4537	5395	3264	1587	625	211	61	11	1	-	-	-	-	-	-			
	D Total	217	13389	44637	25097	29324	35596	7818	29790	1581	8688	3173	17987	3482	208673	-	-	-	-	-			
	O.C.	140	3528	14413	1833	3543	1277	743	312	68	14	2	1	-	-	-	-	-	-				

Source: "Report on the Overcrowding Survey in England and Wales, 1936".

Table 2:17. Tyneside: Estimated Number of Dwellings Needed to Relieve Overcrowding, 1936.

Administrative Area	Number of Families	Number of Dwellings required (60 Per Cent of Number of Families Overcrowded)	Number of Dwellings required as percentage of 1931 Housing Stock
Blaydon	973	584	7.29
Felling	951	571	8.98
Gateshead	4,729	2,837	10.51
Gosforth	137	82	1.94
Hebburn	1,360	816	15.73
Jarrow	1,350	810	10.80
Newburn	316	190	4.24
Newcastle	8,552	5,131	8.40
Ryton	389	233	7.17
South Shields	3,581	2,149	8.29
Tynemouth	2,246	1,348	9.89
Wallsend	1,342	805	8.09
Whickham and Monkseaton	167	100	1.53

Table 2:18. Tyneside: Size of Dwellings Required to Relieve Overcrowding, 1936.

Area	1 Room		2 Rooms		3 Rooms		4 Rooms		5 Rooms		6 Rooms		7 Rooms	
	*No.	+%	No.	%	No.	%	No.	%	No.	%	No.	%	No.	%
Blaydon	5	0.92	76	12.95	215	36.78	217	37.19	68	11.71	2	0.41	-	-
Felling	5	0.95	46	8.09	241	42.14	209	36.67	67	11.66	2	0.31	1	1.10
Gateshead	7	0.25	320	11.29	1,294	45.60	976	34.41	236	8.31	4	0.15	-	-
Gosforth	-	-	2	2.93	23	27.80	38	46.83	17	20.49	2	2.19	-	-
Hebburn	16	1.98	105	12.87	357	43.75	258	31.62	79	9.71	1	0.07	-	-
Jarrow	4	0.44	59	7.33	436	53.78	265	32.74	46	5.63	1	0.02	-	-
Newburn	1	0.32	5	2.84	45	23.68	105	55.26	34	17.68	-	-	-	-
Newcastle	78	1.52	623	12.11	2,404	46.68	1,561	30.43	455	8.86	11	0.22	-	-
Ryton	-	-	4	1.55	82	35.02	110	47.12	34	14.68	4	1.80	-	-
South Shields	-	-	163	7.59	1,283	59.72	574	26.72	125	5.84	2	0.11	-	-
Tynemouth	2	0.13	195	14.47	582	43.18	416	30.85	145	10.73	8	0.62	-	-
Wallsend	6	0.74	33	4.10	310	38.53	334	41.52	118	14.68	4	0.45	-	-
Whickham	1	0.55	11	4.98	60	27.65	103	47.28	41	18.80	1	0.55	-	-
Whitley and Monkseaton	2	1.88	14	13.80	46	45.60	28	28.2	10	10.20	1	0.60	-	-
Tyneside	127	0.80	1,656	10.43	7,378	46.48	5,194	32.73	1,475	0.29	43	0.27	1	0.006

* Absolute figures taken to the nearest whole number.

+ Percentages correct to two decimal places.

Table 2:19. Tyneside: Overcrowding in Private and Public Housing, 1936.

Administrative Area	Percentage of Overcrowded Families in	
	Private Dwellings	Municipal Dwellings
Blaydon	12.14	15.0
Felling	18.35	6.1
Gateshead	15.84	5.8
Gosforth	5.08	4.6
Hebburn	27.72	12.2
Jarrow	19.42	3.6
Newburn	8.04	0.9
Newcastle	11.20	7.5
Ryton	12.44	6.8
South Shields	14.29	1.5
Tynemouth	13.58	7.9
Wallsend	13.46	11.6
Whickham	8.58	8.7
Whitley and Monkseaton	4.31	2.7
Tyneside	13.26	6.9
England and Wales	3.70	5.1

Source: Table F. "Report on the Overcrowding Survey in England and Wales, 1936".

Table 2:20. Tyneside: Success of Municipal Building Operations, September, 1934 - March, 1939.

Area	Number of Dwellings to be Demolished	Estimated Dwellings Required	Dwellings provided by Local Authority
Blaydon	288	276	356
Felling	350	342	1,206
Gateshead	896	2,057	412
Gosforth	16	22	206
Hebburn	No figure	-	None
Jarrow	No figure	-	650
Newburn	157	191	212
Newcastle	2,253	5,506	3,543
Ryton	16	17	229
South Shields	1,589	2,037	1,316
Tynemouth	1,318	1,466	1,415
Wallsend	507	507	620
Whickham	295	308	448
Whitley and Monkseaton	No figure	-	None

Source: Table 2:14 and "Housing", March 31st, 1935 to March 31st, 1939.

Table 2:21. Tyneside: Dwellings Provided, 1935-1939

Area	Dwellings Provided in the half-year ending:-																				
	31/3/35		30/9/35		31/3/36		30/9/36		31/3/37		30/9/37		31/3/38		30/9/38		31/3/39		Total		
	L.A.	P.E.	L.A.	P.E.	L.A.	P.E.	L.A.	P.E.	L.A.	P.E.	L.A.	P.E.	L.A.	P.E.	L.A.	P.E.	L.A.	P.E.	L.A.	P.E.	ALL
Blaydon					40	85	52	32	63	78	63	25	91	58	47	30			356	308	664
Felling			108	7	178	43	108	7	178	43	132	14	219	18	287	73			1206	211	1417
Gateshead	62	143	172	168	46	280	4	383	-	538	-	512	84	-	-	512	84	412	2384	2796	
Gosforth				57	-	180	29	74	65	97	105	209	1312					206	1106	1312	
Hebburn								109	249	156	194	706						-	706	706	
Jarrow			102	4	87	4	102	4	87	4	10	148	11	272	18	697		650	47	697	
Newburn					136	62												212	162	374	
Newcastle	553	1112	287	682	391	1177	407	695	138	1170	536	1036	11586					3456	8133	11586	
Ryton			96	12														229	24	253	
South Shields	132	330	304	66	78	451	10	270	33	663	145	152	3743					1316	2427	3743	
Tynemouth	90	-	174	372	256	195	58	151	120	125	129	240	2886					1415	1471	2886	
WallSEND	78	148	86	129	60	81	260	76	46	182	-	515	2436					620	1616	2436	
Whickham			193	59	96	91	62	138	-	45	75	31	926					448	478	926	
Whitley and Monkseaton				152	-	152	-	123	-	88	-	141	959					-	959	959	
Tyneside	915	1733	1574	1740	1255	2732	1066	2066	860	3244	1166	2151	30755					10523	20232	30755	

Source: "Housing" Ministry of Health six-monthly reports.

Chapter III. A Study of Local Authority Building Activity on Tyneside, 1919-1939.

Table 3:1. England and Wales: The Contribution of Private and Public Development, 1919-1939.

Region	Dwellings built by Local Authority		Dwellings built by Private Enterprise		Total Built
	No.	%	No.	%	
South East	291,626	17.9	1,333,575	82.1	1,625,200
Northern 1	85,668	43.0	113,343	57.0	199,011
2	30,802	28.7	76,606	71.3	107,408
3	141,187	41.0	203,155	58.9	344,342
4	183,796	30.5	418,771	69.5	602,567
All Northern	441,453	35.2	811,875	64.8	1,253,328
Midland 1	191,380	36.5	332,712	63.5	524,092
2	80,469	30.0	188,002	70.0	268,471
All Midland	271,849	34.3	520,714	65.7	792,563
East	47,687	35.8	103,253	64.2	160,940
South West	46,629	25.6	135,542	74.4	182,171
Total England	1,109,244	27.6	2,904,958	72.4	4,014,202
Total Wales	50,061	34.2	96,410	65.8	146,471
Total England and Wales	1,159,305	27.9	3,001,368	72.1	4,160,673

Source: Marshall, J.L., "Pattern of Housebuilding in England and Wales", Table 1, Page 185.

Note: The Northern Regions consist of

- (1) Durham and Northumberland.
- (2) Cumberland, Westmorland, East Riding (excluding York C.B.) and North Riding.
- (3) West Riding and York C.B.
- (4) Cheshire and Lancashire.

The Midland Regions consist of

- (1) Gloucestershire, Hereford, Shropshire, Staffordshire, Warwickshire and Worcestershire.
- (2) Derbyshire, Leicestershire, Northamptonshire, Nottinghamshire and the Soke of Peterborough.

Table 3:3. Tyneside: Private Enterprise Housing, 1919-1939.

Area	Dwellings built under Housing Acts		Unsubsidised Dwellings		Total	Total as percentage of total building activity, 1919-1939.
	No.	%	No.	%		
Blaydon	387	35.75	696	64.25	1,083	40.19
Felling	91	13.74	571	86.26	662	21.33
Gateshead	1,525	31.51	3,314	68.49	4,839	66.05
Gosforth	293	11.51	2,255	88.49	2,548	86.76
Hebburn	358	30.67	809	69.33	1,167	56.10
Jarrow	450	83.96	86	16.04	536	23.38
Newburn	89	8.76	926	91.24	1,015	43.86
Newcastle	1,705	10.22	15,045	89.78	16,750	56.46
Ryton	169	29.60	402	70.40	571	47.12
South Shields	1,070	24.02	3,385	75.98	4,455	52.48
Tynemouth	953	22.18	3,343	77.82	4,296	58.47
Wallsend	653	20.53	2,528	79.47	3,181	60.27
Whickham	285	19.43	1,182	80.57	1,467	51.89
Whitley and Monkseaton	600	12.90	4,052	87.10	4,652	90.57
Tyneside	8,628	18.27	38,594	81.73	47,222	57.04

Source: Table 3:2

Table 3:4. Tyneside: Subsidised Building in the Public Sector, 1919-1939.

Area	1919		1923/24		1923		1924		1925		1930/36		1930		1935		1936		1938		Total
	No.	%	No.	%	No.	%	No.	%	No.	%	No.	%	No.	%	No.	%	No.	%	No.	%	
Blaydon	64	5.95	572	53.21									284	26.42			155	14.42			1,075
Felling	160	6.55	638	26.14									1,643	67.31			912	36.67	70	2.81	2,441
Gateshead	232	9.33			103	4.14	720	28.95					450	18.09							2,487
Gosforth	48	12.34			120	30.85	127	32.65									94	24.16			389
Hebburn	282	33.22					481	56.65									86	10.13			849
Jarrow	178	10.14					1,510	85.99					68	3.87							1,756
Newburn	495	38.11			101	7.77	226	17.40	190	14.93			127	9.78					156	12.01	1,299
Newcastle	1,133	8.77			146	1.13	6,104	47.23	813	6.29			4,727	36.58							12,923
Ryton	82	12.79			30	4.68	175	27.30	198	30.89			52	8.11	104	16.22					641
S. Shields	1,305	32.36											2,652	65.76			76	1.88			4,033
Tynemouth	465	15.24			424	13.90	235	7.70	100	4.77		1,713	56.15						214	7.01	3,051
WallSEND	206	9.82			144	6.87	1,111	52.98					536	25.56							2,097
Whickham	180	13.23					552	40.59					628	46.18							1,360
Whitley and Monkseaton	191	37.23			230	44.83							92	17.94							513
Tyneside	5,021	14.38	1,210	3.47	1,298	3.72	1,142	32.20	1,305	3.74	1,713	4.91	11,259	32.25	104	0.30	1,323	3.79	440	1.26	34,914

Source: Table 3:2

Table 3:6. Tyneside: Proportions of Dwelling Types Erected by Local Authorities, 1919-1939.

Area	Bungalow		Flat		Tenement		House		Total
	No.	%	No.	%	No.	%	No.	%	
Blaydon	267	16.88	14	0.88	0	0	1,301	82.24	1,582
Felling	255	10.45	0	0	0	0	2,186	89.50	2,441
Gateshead	140	5.63	0	0	0	0	2,347	94.37	2,487
Gosforth	25	6.43	0	0	0	0	364	93.57	389
Hebburn	103	10.82	56	5.88	0	0	793	83.30	952
Jarrow	68	3.87	0	0	0	0	1,688	96.13	1,756
Newburn	113	8.70	10	0.77	0	0	1,176	90.53	1,299
Newcastle	265	2.05	1,228	9.51	476	3.68	10,954	84.76	12,923
Ryton	25	3.90	28	4.37	0	0	588	91.73	641
South Shields	425	10.45	743	18.28	0	0	2,865	70.86	4,033
Tynemouth	40	1.31	2,162	70.86	0	0	849	27.83	3,051
Wallsend	104	4.96	256	12.21	0	0	1,737	82.87	2,097
Whickham	51	3.75	168	12.36	0	0	1,141	83.90	1,360
Whitley and Monkseaton	0	0	22	4.29	0	0	491	95.71	513
Tyneside	1,881	5.29	4,687	13.18	476	1.34	28,480	80.19	35,524

Source: Table 3:5

Table 3.7. Tyneside, Provision of Municipal Dwelling-Types by Act, 1919-1939.

Act	2 Room Dwellings		3 Room Dwellings				4 Room Dwellings						5 Room				6 Room		TOTAL																		
	A ₁ b		A ₁ f		A ₁ t		A ₂ b		A ₂ f		A ₂ t		A ₃ b		A ₃ f		A ₃ t		A ₄ f		A ₄ t		A ₅ f		B ₄												
	No.	%	No.	%	No.	%	No.	%	No.	%	No.	%	No.	%	No.	%	No.	%	No.	%	No.	%	No.	%	No.	%	No.	%									
1919			22	0.49			60	1.34					167	3.72	25	0.56							100	2.23					1552	34.55	155	3.45	4492				
1923/24																																638					
1923													332	52.04																		874					
1924	368	3.46	190	1.79			536	5.06					279	31.92																		10597					
1925			36	2.76	186	14.25		66	5.06	126	9.65		3544	33.44																		1305					
1930	1084	10.00	74	0.68			622	5.74					274	21.00																		10842					
1930/36													3662	33.78																							
1935													56	53.85																			104				
1936	49	4.15											672	56.95																			1180				
1938	48	15.69											40	13.07																			306				
Blaydon	78	4.93											434	27.43	49	3.10																					
Tynemouth	40	1.31	10	0.33			1098	35.99					302	9.90																							
Gateshead													300	54.35																							
Tyneside	1667	4.69	332	0.93	186	0.52	6	0.02	140	0.39	2386	6.72	242	0.68	10062	28.32	74	0.21	1565	4.40	48	0.13	14762	41.55	354	0.10	464	1.31	22	0.06	70	0.20	2875	8.09	269	0.76	35524

* Dwelling-type of 30 dwellings not known

KEY

A = Non-parlour dwellings

B = Parlour dwellings

1, 2, 3, 4, 5 = Number of bedrooms

b = bungalow

f = flatted dwelling

t = tenement dwelling

Table 3:8. Tyneside: Provision Municipal Dwelling Types under Various Acts, 1919-1939.

Act	Bungalow		Flat		Tenement		House		Total
	No.	%	No.	%	No.	%	No.	%	
1919	25	0.56	82	1.83	0	0	4,385	97.62	4,492
1923/24	0	0	0	0	0	0	638	100.00	638
1923	0	0	0	0	146	16.70	728	83.30	874
1924	368	3.47	930	8.78	0	0	9,299	87.75	10,597
1925	0	0	125	9.58	330	25.28	850	65.15	1,305
1930	1,084	10.00	1,346	12.41	0	0	8,412	77.59	10,842
1935	0	0	0	0	0	0	104	100.00	104
1936	49	4.15	0	0	0	0	1,131	95.86	1,180
1938	48	15.69	0	0	0	0	258	84.32	306
Total*	1,574		2,483		476		25,805		30,338

Source: Table 3:7

* Minus Statistics from Blaydon, Tynemouth and 553 dwellings in Gateshead.

Table 3:9. Tyneside: Proportions of Parlour and Non-parlour Houses provided by Local Authorities, 1919-1939.

Area	Parlour		Non-parlour		Total
	No.	%	No.	%	
Blaydon	37	2.84	1,264	97.16	1,301
Felling	0	0	2,186	100.00	2,186
Gateshead	0	0	2,347	100.00	2,347
Gosforth	72	19.78	292	80.22	364
Hebburn	124	15.64	669	84.36	793
Jarrow	0	0	1,668	100.00	1,688
Newburn	520	44.22	656	55.78	1,176
Newcastle	1,447	13.21	9,507	86.79	10,954
Ryton	0	0	588	100.00	588
South Shields	535	18.67	2,330	81.33	2,865
Tynemouth	0	0	849	100.00	849
WallSEND	64	5.61	1,673	96.31	1,737
Whickham	177	15.51	964	84.49	1,141
Whitley and Monkseaton	238	48.47	253	51.53	491
Tyneside	3,214	11.29	25,266	88.71	28,480

Source: Table 3:5

Table 3:10. Tyneside: Provision of Parlour and Non-parlour Houses by Local Authorities, under the Housing Acts, 1919-1939.

Act	Parlour		Non-parlour		Total
	No.	%	No.	%	
1919	1,707	53.73	2,678	11.83	4,385
1923/24	0	0	638	2.82	638
1923	168	5.29	560	2.47	728
1924	773	24.33	8,526	37.68	9,299
1925	20	0.63	830	3.67	850
1930	395	12.43	8,017	35.43	8,412
1935	0	0	104	0.46	104
1936	94	2.96	1,037	4.58	1,131
1938	20	0.63	238	1.05	258
Total*	3,177	100.00	22,628	100.00	25,805

Source: Table 3:7

* Minus Statistics for Blaydon, Tynemouth and 553 dwellings in Gateshead.

Table 3:11. Tyneside: Dwellings of Various Sizes (Number of Bedrooms) Provided by Local Authorities, 1919-1939.

Area	1 Bedroom		2 Bedrooms		3 Bedrooms		4 Bedrooms		5 Bedrooms		Total
	No.	%	No.	%	No.	%	No.	%	No.	%	
A											
Blaydon	78	4.93	606	38.30	831	52.52	61	3.87	6	0.38	1,582
Felling	255	10.45	998	40.88	1,146	46.95	42	1.72	0	0	2,441
Gateshead	140	5.63	1,361	54.72	700	28.15	286	11.50	0	0	2,487
Gosforth	31	7.97	139	35.73	219	56.30	0	0	0	0	389
Hebburn	103	10.82	408	42.85	441	46.33	0	0	0	0	952
Jarrow	68	3.87	871	49.60	817	46.53	0	0	0	0	1,756
Newburn	113	3.70	82	6.32	1,061	81.67	43	3.31	0	0	1,299
Newcastle	707	5.47	4,329	33.49	7,770	60.14	117	0.90	0	0	12,923
Ryton	25	3.90	388	60.53	200	31.20	28	4.37	0	0	641
S. Shields	400	9.84	714	17.56	2,783	68.84	136	3.35	0	0	4,033
Tynemouth	50	1.64	1,400	45.89	1,289	42.25	296	9.70	16	0.52	3,051
WallSEND	148	7.06	968	46.21	931	44.39	50	2.38	0	0	2,097
Whickham	51	3.74	568	41.77	713	52.43	28	2.06	0	0	1,360
Whitley and Monkseaton	22	4.29	68	13.26	423	82.45	0	0	0	0	513
Tyneside	2,191	6.17	12,900	36.32	19,324	54.39	1,087	3.06	22	0.06	35,524
B											
Birmingham		0.6		6.0		92.1		1.2		0.1	
Liverpool		2.4		9.0		86.8		1.7		0.1	
Manchester		3.4		13.3		80.9		2.4		0	
Leeds		13.4		20.8		58.0		4.7		3.0	
Bristol		1.8		1.7		95.3		1.2		0	

Source: Section A Table 3:5
Section B Elsas, M.J., "Housing and the Family", Table A, Page 25.

Table 3:12. Tyneside: Comparison of the Proportion of Dwellings of Various Sizes Required and Provided by Local Authorities to Relieve Overcrowding.

Area	Percentage of Dwellings of											
	1 Room		2 Rooms		3 Rooms		4 Rooms		5 Rooms		6 Rooms	
	Required 1936	Provided	Required 1936	Provided	Required 1936	Provided	Required 1936	Provided	Required 1936	Provided	Required 1936	Provided
Gateshead	0.25	0	11.29	3.67	45.60	60.28	34.41	24.44	8.31	11.61	0.15	0
Gosforth	0	0	2.93	13.83	27.80	21.28	46.83	35.11	20.49	29.79	2.19	0
Hebburn	1.98	0	12.87	0	43.75	65.12	31.62	34.88	9.71	0	0.07	0
Newburn	0.32	0	2.84	30.77	23.68	69.23	55.26	0	17.68	0	0	0
Ryton	0	0	1.55	0	35.02	53.85	47.12	30.77	14.68	15.38	1.80	0
South Shields	0	0	7.59	0	59.72	18.42	26.72	0	5.84	73.68	0.11	7.90
Whitley and Monkseaton	1.8	0	13.80	0	45.60	47.83	28.20	52.17	10.2	0	0.6	0

Source: Table 2:19 and Table 3:15

Table 3:13. Tyneside: Dwellings of Various Sizes Provided by the North Eastern Housing Association, 1935-1939.

Area	Locality	Dwellings with														Total
		2 Rooms		3 Rooms		4 Rooms		5 Rooms		6 Rooms		7 Rooms				
		No.	%	No.	%	No.	%	No.	%	No.	%	No.	%	No.	%	
Gateshead	Deckham	56	5.82	470	48.86	306	31.81	130	13.51	0	0	0	0	0	0	962
	Wrekenton	56	9.79	292	51.05	144	25.17	80	13.99	0	0	0	0	0	0	572
	Highfield	0	0	134	64.42	46	22.12	28	13.46	0	0	0	0	0	0	208
Hebburn		0	0	44	24.18	116	63.74	22	12.09	0	0	0	0	0	0	182
	Auckland Road	0	0	125	39.81	134	42.67	55	17.52	0	0	0	0	0	0	314
S. Shields	Hedgley Road	0	0	50	33.78	84	56.76	14	9.46	0	0	0	0	0	0	148
		0	0	75	45.18	50	30.12	41	24.70	0	0	0	0	0	0	166
	Prince Edward Road	2	0.31	192	29.63	420	64.81	34	5.25	0	0	0	0	0	0	648
	Boldon Lane	0	0	126	26.92	308	65.82	34	7.26	0	0	0	0	0	0	468
	Commercial Lane	0	0	28	36.84	48	63.16	0	0	0	0	0	0	0	0	76
Wallsend	Mile End Road	0	0	24	27.91	62	72.09	0	0	0	0	0	0	0	0	86
		2	11.11	14	77.78	2	11.11	0	0	0	0	0	0	0	0	18
	Westmorland	32	7.88	188	46.31	122	30.05	54	13.30	0	0	10	2.46	0	0	406
	0	0	54	44.26	42	34.43	18	14.75	0	0	0	0	0	0	0	122
	Archer Street	16	11.27	68	47.89	40	28.17	16	11.27	0	0	2	1.41	0	0	142
	Low Willington	16	11.27	66	46.48	40	28.17	20	14.08	0	0	0	0	0	0	142

Source: Statistics provided by the North Eastern Housing Association.

Table 3:14. Tyneside: Comparison of Dwelling Types Required by Local Authorities to Relieve Overcrowding in 1936 and Provided by the Local Authority and North Eastern Housing Association, 1935 to 1939.

Area	1 Room		2 Rooms		3 Rooms		4 Rooms		5 Rooms		6 Rooms		7 Rooms	
	Required	Provided												
Gateshead	0.25	0	11.29	4.73	45.60	54.63	34.41	38.09	8.31	12.55	0.85	0	0	0
Hebburn	1.98	0	12.87	0	43.75	42.25	31.62	41.00	9.71	13.75	0.07	0	0	0
Jarrow	0	0	7.59	0.28	59.72	28.45	26.72	58.01	5.84	12.43	0.11	0.83	0	0
Wallsend	0.74	0	4.10	7.88	38.53	46.31	41.52	30.05	14.68	13.30	0.45	0	10.00	2.46

Source: Tables 3:12 and 3:13

Table 3:15. Tyneside: Distance of Municipal Inter-War Estates from Town Centres.

Number of Estates	Area	Average Distance between Estates and Town Centres (in miles)	Distance of Estate farthest from Town Centre (in miles)	Distance of Estate nearest Town Centre (in miles)
8	Blaydon	1.50	5.50	0.67
12	Felling	0.75	1.67	0.25
7	Gateshead	1.00	2.00	0.67
3	Gosforth	0.83	1.00	0.50
1	Hebburn	0.67	0.67	0.67
3	Jarrow	1.67	1.67	1.00
3	Newburn	1.67	2.67	1.00
13	Newcastle	2.50	3.50	1.00
8	Ryton	1.00	1.50	0
11	South Shields	1.80	2.50	1.00
1	Tynemouth	1.67	1.67	1.67
8	Wallsend	1.00	1.67	0.67
4	Whickham	1.33	2.67	1.00
2	Whitley and Monkseaton	1.75	2.50	1.00

Table 3:16. Composition of Local Authority Housing Estates by Housing Act. (for Tyneside Local Authorities except Blaydon and Whickham).

ACT	Number of Housing Estates of Each Composition for Each Local Authority Area											Frequency of Com- position Throughout Tyneside	
	Felling	Gateshead	Gosforth	Hebburn	Jarrow	Newburn	Newcastle	Ryton	S. Shields	Tynemouth	Wallsend		Whitley & Monkscaton
1919 & 23			1				1					1	2
1919 & 24							1						1
1919 & 25	1					1		1		1			1
1919 & 30													4
1919, 23 & 24	2												1
1919, 23 & 30										1			2
1919, 24 & 25					1								1
1919, 24 & 30		1											2
1919, 23, 24 & 25				1			1						2
1919, 24, 30 & 36													1
1919, 23, 24, 30 & 38				1					1				1
1923 & 24										1			1
1923 & 30	2												1
1923 & 36		1											2
1923 & 38						1							1
1924													1
1924 & 25					1		1			2			6
1924 & 30							1			1			2
1924, 25 & 30													4
1924, 30 & 36		1											2
1925	8	1											1
1930		1								2			4
1930 & 36													22
1930, 36 & 38		1											4
1935													1
1936												1	1
1936 & 38												1	1
	13	5	3	1	3	3	15	8	10	1	8	2	72

Table 3:17. Tyneside: The Development of Local Authority Housing Estates under the Housing Acts, 1919-1939.

Authority	Estate	Act	Number Built	Estate Total
Blaydon	Bleach Green	No record		1,612
	Hallgarth	No record		686
	Winlton Mill	No record		382
	Highfield	No record		30
	Chopwell	No record		183
	Blackhall Mill	No record		290
	High Spen	No record		44
	Barlow	No record		42
Felling				26
				2,441
	Flower Show Field	1930	53	53
	Stoneygate Estate	1930	139	139
	Felling House Estate	1930	128	128
	Millfield House Estate			106
		1919	10	
		1923/24	66	
		1930	30	
	Bog House Estate			693
		1919	115	
		1923/24	518	
		1930	60	
	Pelaw			149
		1923/24	47	
		1930	102	
	Nest House Estate	1930	398	398
	Windy Nook			332
		1919	35	
		1923/24	7	
	1930	290		
Carr Hill	1930	58	58	
Wardley	1930	248	248	
Bill Quay Estate	1930	79	79	
Burnside	1930	58	58	
Gateshead				2,487
	Saltmeadows			213
		1923	103	
		1936	110	
	Old Fold			482
		1930	20	
		1936	392	
		1938	70	
	Carr Hill			784
		1919	232	
		1924	408	
		1930	144	
	Field House	1930	188	188
	Bensham	1924	204	204
Victoria Road			240	
	1930	124		
	1936	116		
Teams			292	
	1924	104		
	1936	188		

Cont.

Continued Table 3:17. Tyneside: The Development of Local Authority Housing Estates under the Housing Acts, 1919-1939.

Authority	Estate	Act	Number Built	Estate Total
Gateshead	Sunderland Road and Kell's Lane	1930	80	84
		1936	4	
Gosforth	Coxlodge	1919	48	389 184
		1923	120	
		1924	16	
		1924	111	
		1936	94	
Hebburn	Kenton Hollywood Clegwell Estate	1919	282	952
		1924	481	
		1930	103	
		1936	86	
Jarrow	Monkton	1919	178	1,756 665
		1924	433	
		1930	54	
		1924	667	
		1924	410	
		1930	14	
		1930	14	
Newburn	Throckley	1919	248	1,299 698
		1923	30	
		1925	226	
		1925	194	
		1925	194	
	Lemington	1919	247	374
		1930	127	
	Westerhope	1923	71	227
		1938	156	
	Newcastle	Fawdon	1919	20
1930			54	
Pendower		1919	297	695
		1924	398	
Walker		1919	816	2,218
		1923	146	
		1924	979	
		1925	277	
Cowgate		1924	404	733
		1925	325	
		1930	4	
Scotswood		1924	719	2,237 719
		1930	1,518	
		1924	320	
Fenham High Heaton		1924	921	921
	1924	911		

Cont.

Continued Table 3:17. Tyneside: The Development of Local Authority Housing Estates under the Housing Acts, 1919-1939.

Authority	Estate	Act	Number Built	Estate Total		
Newcastle	High Heaton St. Anthony's	1925	10	2,415		
		1924	1,552			
			1925	94		
			1930	769		
	Leazes Dwellings	1925	84	84		
	Bentink Street	1930	141	141		
	Blakelaw	1930	645	645		
	Buckingham Street	1930	252	252		
	Longbenton	1930	150	150		
	Morpeth Street	1930	16	16		
	Two Ball Lonnen			825		
			1924	821		
			1936	4		
	Byker Town				119	
			1925	15		
			1930	104		
	St. Lawrence	1925	8	8		
	Albion Row	1930	16	16		
	Bedford Street	1930	104	104		
	Cambrian	1930	122	122		
	Daisy Hill	1930	593	593		
	Diamond Row	1930	235	235		
	Ryton	Hexham Old Road			641	
				112		
			1919	82		
			1923	30		
Hollybush Gardens		1924	20			
Dale View Gardens		1924	54			
Scott's Avenue		1925	12			
Burnhill's Gardens		1924	76			
Drake's Cottages		1924	4			
Wren's Cottages		1924	4			
Parkinson's Cottages		1924	8			
Bell's Cottages		1924	9			
Reasby Gardens		1925	50			
Tower Gardens		1930	52			
Heathfield Gardens		1925	44			
Chester Gardens		1925	92			
Tyne Gardens		1935	104			
South Shields		Cleaddon Park			4,033	
					1,953	
				1919	1,305	
				1930	648	
		Deans			296	
				1930	294	
			1936	2		
	Green Lane	1930	212	212		
	Egerton Road	1930	97	97		
	Tay/Wilkinson Street	1930	198	198		
	Stanley Street	1930	68	68		
	Horsley Hill	1930	628	628		
	West Horton			357		
			1930	340		
			1936	17		
	Simonside			204		
			1930	159		
		1936	45			
Commercial Road	1936	12	12			

Cont.

Continued Table 3:17. Tyneside: The Development of Local Authority Housing Estates under the Housing Acts, 1919-1939.

Authority	Estate	Act	Number Built	Estate Total
South Shields Tynemouth	Reed Street Ridges	1930	8	8
		1919	465	3,051
		1923	424	
		1924	235	
		1930/36	1,713	
		1938	214	
Wallsend	Holly Cross	1919	82	2,097 166
		1925	84	
	High Farm	1919	124	795
		1924	655	
		1925	16	
	Bewicke	1923	144	174
		1924	30	
	Bewicke School	1924	214	214
		Battle Hill	1924	100
	Archer Street	1924	112	196
		1930	84	
	Westmorland	1930	300	300
		Tynemouth Road	1930	152
	Whickham	Dunston	1919	36
1924			363	
1930			187	
Whickham		1924	121	322
		1930	201	
Swalwell		1919	94	299
		1924	68	
		1930	137	
Marly Hill (Byremoor) (Sunniside)		1919	50	153
		1930	103	
Whitley and Monkseaton	Monkseaton	1919	191	513 421
		1923	230	
	Hartley	1936	92	92

Table 3:18. Tyneside: Average Size of Local Authority Dwellings Provided in Whitley and Monkseaton and Newcastle, 1919-1939.

Date	2 Room Flat		3 Room House		4 Room House		5 Room House	
	Whitley & Monkseaton (sq. ft.)	Newcastle (sq. ft.)	Whitley & Monkseaton (sq. ft.)	Newcastle (sq. ft.)	Whitley & Monkseaton (sq. ft.)	Newcastle (sq. ft.)	Whitley & Monkseaton (sq. ft.)	Newcastle (sq. ft.)
1919								
1920				756		859		990
1921	557			759			1,298	961
1922	557	499			1,154		1,268	
1923	557						1,298	
1924								950
1925		508		720	976			950
1926				720	992		1,086	946
1927		508		670	1,023		1,093	935
1928				684		774		889
1929				684		776		
1930				660		750		
1931				660		757		
1932				660		760		
1933				602		739		
1934				664		760		
1935				661		755		950
1936				666		760		1,012
1937			731	666	*780	922		
1938			731		*780	922		
1939								

* The smaller houses have 2 bedrooms, a living room and a parlour while the larger have three bedrooms and a parlour.

Chapter IV. The Economics of Local Authority Development:
a Study of Land Costs, Building Costs and Rents.

Table 4:1. South Shields: Land Costs of Selected Sites.

Locality	Area of Site (sq. yds)	Number of Dwellings (1)	Cost of Land (1)	Cost Per Acre (Approx)	Cost Per Dwellings
Stanley Terrace	13,888	68	£ 2,850	£993	£41.9
Tyne Dock	67,179	236	£12,176	£878	£71.6
Ridgeway	12,066	50	£ 1,430	£573	£28.6

Source: (1) Watson, J. Paton, "Recent Works at South Shields".

Table 4:2. South Shields: Cost of Land, Street Works and Sewers on Selected Sites.

Locality	Area of Site (Acres)	Number of Dwellings	Cost of Land Roads and Sewers	Cost Per Acre	Cost Per Dwellings
Stanley Terrace	2.87	68	£ 3,959	£1379.4	£58.2
Tyne Dock	13.88	236	£19,918	£1435.2	£84.4
Ridgeway	2.49	50	£ 1,725	691.7	£34.4

Source: Watson, J. Paton, "Recent Works at South Shields".

Table 4:3. Tyneside: Comparison of Land Costs in Selected Areas.

Local Authority	Estate	Area (Acres)	Cost	Cost Per Acre	Date
Newcastle	Pendower	60	£37,500	£625	1919(1)
Newcastle	Blackett-Ord, Benwell	110	£53,900	£490	1930(1)
Gateshead	Carr Hill/ Sherriff Hill	65.327	£19,600	£300	1921(2)
		30.178	£10,400	£345	1921(2)
		11.500	£ 1,850	£161	1921(2)
		2.237	£ 850	£380	1921(2)
		10.112	£ 4,000	£396	1921(2)
		11.300	£ 2,500	£221	1921(2)
Gosforth	Kenton Road	8.5	£ 2,978	£350	1930(1)

Source: (1) "Newcastle Weekly Chronicle".
(2) "Newcastle Daily Journal".

Table 4:4. Newcastle upon Tyne: Average Net Rents Obtained under the Principal Acts, 1919-1939.

Act	6 Room Houses	5 Room Houses	4 Room		3 Room		2 Room		
			House	Flat	House	Flat	House	Flat	Bungalow
1919	12/3	11/-	9/6	-	8/-	7/6	-	-	-
1924	-	11/11	7/4	7/8	6/-	6/2	-	4/10	4/8
1930		to	to		to	to	6/7	to	to
		12/7	10/4		9/-	8/6		9/4	4/10
		-	4/6	4/5	3/5	3/-	-	-	-
			to	to	to	to			3/-
			5/-	6/6	3/7	5/-			

Source: Roberts, R.G., "Housing in Newcastle upon Tyne".

Table 4:5. Tyneside: Comparison of Actual Net Rents in Selected Areas.

Date	Act	Area	Estate	Net Rent According to House Types (Number of Rooms)				
				2	3	4	5	6
1921	1919	Gateshead	Sherriff Hill			13/-	15/-	
1921	1919	Newcastle	Walker		8/6	10/-	12/-	13/-
1930	1924	Gosforth	Kenton Road	6/-	7/-	8/-	9/-	
1931	1924	Tynemouth			7/6	8/6		

Source: Newspaper evidence.

Table 4:6. Newcastle upon Tyne: Difference (Rates) between Net and Gross Rents Charged under the Principal Acts.

Act	6 Room House	5 Room House	4 Room		3 Room		2 Room		
			House	Flat	House	Flat	House	Flat	Bungalow
1919	4/5	4/1	3/6		3/1	2/8			
1924	to	to	to			to			
	5/1	4/8	4/-			2/11			
1930	-	3/9	3/4	3/7	2/10		2/2	1/10	
		to	to		to	to	to	to	
		4/9	4/1		3/7	3/5	2/1	2/-	
1930	-	-	2/11	3/2	2/6	2/9	-	-	
			to	to	to	to			2/2
			3/7	3/6	3/2	3/-			

Source: Calculated from Roberts, R.G., "Housing in Newcastle upon Tyne".

Table 4:7. Newcastle upon Tyne: Rates as a Proportion of Gross Rents Obtained under the Principal Acts, 1919-1939.

Act	6 Room House	5 Room House	4 Room		3 Room		2 Room		
			House	Flat	House	Flat	House	Flat	Bungalow
1919	26.5	27.1	26.9		27.8	26.2			
1924	to	to	to			to			
	29.3	29.8	29.6			28.0			
1930	-	23.9	31.2	31.8	32.1	32.1	29.5	30.9	28.2
		to	to		to	to	to	to	to
		27.4	28.3		28.5	28.7	25.8		29.3
1930	-		39.3	41.7	42.2	47.8			40.9
			to	to	to	to			
			41.7	35.0	46.9	37.5			

Source: Calculated from Roberts, R.G., "Housing in Newcastle upon Tyne".

Table 4:8. Tyneside: Rates as Percentage of Average Gross Weighted Rents for Houses of Various Types in Selected Areas.

	2 Room (A1)		3 Room (A2)		4 Room (A2)		5 Room (A4)		5 Room (B3)		6 Room (B4)		
	Net Rent	Rates of Gross Rent											
Gateshead	4/11	2/7	7/6	4/-	9/-	4/11	9/-	5/9	9/8	5/10	10/6	6/10	39.4
Newcastle	4/-	2/3	5/7	3/1	7/9	3/9	7/3	4/1	11/10	4/8	12/3	5/-	29.6
Tynemouth	3/5	2/3	4/6	3/6	6/2	4/-	4/1	3/11	10/1	4/1	-	-	-
WallSEND	3/-	2/7	5/5	3/5	6/3	3/9	5/3	4/4	10/-	5/8	-	-	-
Blaydon	3/6	2/2	6/1	3/10	6/3	4/5	7/7	4/8	7/10	5/4	6/8	7/2	51.8

Source: Calculated from Jarman, J.R., "Housing Subsidies and Rents", Appendix 3.

Table 4:9. Tyneside: Wage Rates and Proportions to be Spent on Rents, 1933.

Occupation	Average Wage in Industrial Towns other than London, Birmingham, Manchester and Glasgow	Amount to be Spent on Rents According to	
		Bowley "Bare Subsistence Standard"	Rowntree "Human Needs Standard"
Engine Driver	72/-	16/10	12/8
Train Driver	52/6	12/3	9/2
Lorry Driver	54/-	12/8	9/6
Engineer	54/-	12/8	9/6
Ship Wright	60/-	14/1	10/6
Builder	58/8	13/9	10/4
Baker	55/8	13/-	9/9
Electrician	59/9	14/-	10/6
Vehicle builder	62/8	14/8	11/-
Engineering Labourer	39/6	9/3	6/11
Shipyard Labourer	40/-	9/4	7/-
Building Labourer	40/4	9/5	7/1
Municipal Labourer	48/3	11/4	8/6

Table 4:10. Tyneside: Comparison of Postulated Amounts Payable in the Form of Rents, and Actual Amounts Required in Selected Areas.

Occupation	Postulated Rent		Gateshead			Newcastle			Tynemouth			WallSEND			Blaydon		
	Bowley	Rowntree	A3 13/11	A4 14/9	B3 15/6	A3 11/6	A4 11/4	B3 16/6	A3 10/2	A4 8/-	B3 14/2	A3 10/-	A4 9/7	B3 15/8	A3 10/8	A4 12/3	B3 13/2
Engine Driver	16/10	12/8	0	0	0	X	X	0	X	X	0	X	X	0	X	X	0
Train Driver	12/3	9/2				0	0		0	X		0	0		0	0	
Lorry Driver	12/8	9/6				0	0		0	X		0	X	0	0	0	
Engineer	12/8	9/6				0	0		0	X		0	X	0	0	0	
Ship Wright	14/1	10/6	0			0	0		X	X	0	X	X		0	0	
Builder	13/9	10/4				0	0		X	X		X	X		0	0	
Baker	13/-	9/9				0	0		0	X		0	X	0	0	0	
Electrician	14/-	10/6	0			0	0		0	X		0	X	0	0	0	
Vehicle builder	14/8	11/-	0	0		0	0		X	X	0	X	X		0	0	
Engineering Labourer	9/3	6/11							0	0							
Shipyard Labourer	9/4	7/-							0	0							
Building Labourer	9/5	7/1							0	0							
Municipal Labourer	11/4	8/6				0	0		X	X		0	0		0	0	

0 = Ability to pay under Bowley Standard
X = Ability to pay under Rowntree Standard

Chapter V. An Examination of Some Aspects of the Private Residential Development of Tyneside, 1919-1939.

Table 5:1. Tyneside: Proportion of Residential Property Built by Private and Public Development, 1919-1939.

Area	Public Development %	Private Development %
Blaydon	59.8	40.2
Felling	78.7	21.3
Gateshead	33.9	66.1
Gosforth	13.2	86.8
Hebburn	44.9	55.1
Jarrow	76.6	23.4
Newburn	56.1	43.9
Newcastle	43.5	56.5
South Shields	52.9	47.1
Tynemouth	47.5	52.5
Wallsend	41.5	58.5
Whickham	39.7	61.3
Whitley and Monkseaton	9.5	90.5
Tyneside	42.9	57.1
England and Wales	27.9	72.1

Table 5:2. Tyneside: The Six Authorities with the Highest Ratios of Private to Total Inter-War Housing.

Local Authority	<u>Private Houses</u> <u>Total Houses</u>	Number of Inter-War Private Houses	Total Number of Inter-War Houses
Whitley and Monkseaton	0.90	4,652	5,165
Gosforth	0.87	2,548	2,937
Gateshead	0.66	4,839	7,326
Wallsend	0.60	3,181	5,278
Tynemouth	0.58	4,296	7,347
Newcastle (24.4% of total)	0.56	4,095	7,252
		23,611 *	35,305 +

* 50% of Tyneside Total

+ 42.65% of Tyneside Total

Table 5:3. Tyneside: Location Quotients for the Distribution of Inter-War Private Housing.

Area	Number of Private Houses Erected 1919-39	Proportion of Private Houses in Total (x)	Number of Municipal Houses Erected 1919-39	Proportion of Municipal Houses in Total (y)	Location Quotient = $\frac{x}{y}$
Blaydon	1,083	2.29	1,612	4.53	0.5055
Felling	662	1.40	2,441	6.87	0.2038
Gateshead	4,839	10.25	2,487	6.99	1.4664
Gosforth	2,548	5.40	389	1.09	4.9541
Hebburn	1,167	2.47	952	2.68	0.9216
Jarrow	536	1.13	1,756	4.94	0.2287
Newburn	1,015	2.15	1,299	3.65	0.5890
Newcastle	16,750	35.47	12,923	36.35	0.9758
Ryton	571	1.21	641	1.80	0.6722
South Shields	4,455	9.43	4,033	11.34	0.8316
Tynemouth	4,296	9.10	3,051	8.58	1.0606
Wallsend	3,181	6.74	2,097	5.90	1.1424
Whickham	1,467	3.11	1,360	3.82	0.8141
Whitley and Monkseaton	4,652	9.85	514	1.45	6.7931
Tyneside	47,222	100.00	35,554	100.00	

Table 5:4. Tyneside: The Seven Authorities with the Highest Ratios of Subsidised Private Housing to Total Private Housing.

Local Authority Area	$\frac{\text{Subsidised Private Enterprise}}{\text{Total Private Enterprise}}$	Number of Subsidised Private Houses	Total Number of Private Houses
Jarrow	0.84	450	536
Blaydon	0.36	387	1,083
Gateshead	0.31	1,525	4,839
Hebburn	0.31	358	1,167
Ryton	0.30	169	571
South Shields	0.24	1,070	4,455
Tynemouth	0.72	355	1,598
		4,314*	14,249+

* 50% of Tyneside Total

+ 30.17% of Tyneside Total

Table 5:5. Tyneside: Location Quotients for the Distribution of Subsidised Private Enterprise Housing and Unsubsidised Private Enterprise Housing.

Local Authority Area	Location Quotients for	
	Unsubsidised Private Enterprise Housing	Subsidised Private Enterprise Housing
Blaydon	0.40	2.49
Felling	1.41	0.71
Gateshead	0.47	2.06
Gosforth	1.72	0.59
Hebburn	0.51	1.98
Jarrow	0.04	23.72
Newburn	2.33	0.43
Newcastle	1.97	0.51
Ryton	0.53	1.88
South Shields	0.71	1.41
Tynemouth	0.78	1.27
Wallsend	0.86	1.15
Whickham	0.93	1.08
Whitley and Monkseaton	1.51	0.69

Table 5:6. Gosforth: Proportion of Housing Stock Occupied by Working Class Families, 1919-1939.

Date	Total Number	Occupied by Working Class	
		No.	%
1919	3,437	1,710	49.75
1920	3,439	1,710	49.72
1921	3,453	1,714	49.64
1922	3,489	1,738	49.81
1923	3,520	1,758	49.94
1924	3,647	1,776	48.70
1925	3,790	1,780	49.97
1926	3,944	1,894	48.00
1927	4,104	1,930	47.03
1928	4,163	1,949	46.82
1929	4,214	1,955	46.39
1930	4,280	1,971	46.05
1931	4,454	2,082	46.74
1932	4,562	2,102	46.08
1933	4,691	2,135	45.51
1934	5,056	2,377	47.01
1935	5,454	2,553	46.81
1936	5,715	2,720	47.59
1937	5,928	2,814	47.47
1938	6,141	2,814	45.82
1939	6,267	2,838	45.28

Source: Medical Officer for Health's Annual Reports

Table 5:7. Gosforth and Newburn: Estimated Housing Conditions and Requirements, 1919.

Area	Population	Number of Houses		Percentage Overcrowding (Two Persons Per Room)	Single Houses Two or More Families	Houses unfit for Occupation		Seriously Defective Houses	Insanitary Areas		Number of Houses Required	Number to be Provided by Local Authority
		Total	Suitable for Working Class			No.	Occupants		Number of Houses	Population		
Gosforth	17,000	3,487	1,710	-	157	-	-	-	-	514	514	514
Newburn	21,000	3,632	3,564	30.4	414	262	1,158	322	326	1,878	1,192	1,000

Source: Minutes of the Proceedings of Northumberland County Council, 6th May, 1920, Vol. XXXII.

Table 5:8. Gosforth: Building Activity, 1919-1939.

Date	Total Number of Houses	Number Erected Per Annum		Number Built for Working Class
		Local Authority	Private Enterprise	
1919	3,437	-	-	-
1920	3,439	-	14	-
1921	3,453	28	8	4
1922	3,489	20	30	28
1923	3,520	18	109	50
1924	3,647	18	125	18
1925	3,790	56	100	4
1926	3,944	46	114	14
1927	4,104	6	55	36
1928	4,163	-	59	19
1929	4,214	16	50	6
1930	4,280	112	79	16
1931	4,454	-	108	11
1932	4,562	-	131	20
1933	4,691	-	376	33
1934	5,056	-	348	242
1935	5,454	-	272	176
1936	5,715	94	186	167
1937	5,928	-	217	94
1938	6,141	-	155	0
1939	6,267	-	-	24
Total		414*	2,536*	962

Source: Annual Reports of the Medical Officer for Health

* These figures do not correspond with those used elsewhere. 400 dwellings were in fact erected by the Local Authority, the discrepancy arising over the number of houses erected in the period 1923-27. Similarly 2,548 dwellings were supposed to have been erected in the private sector according to the Ministry of Housing Statistics.

Table 5:9. Gosforth: Overcrowding Statistics, 1936-39.

Year Ending	*Number of Families Overcrowded at end of Year	Number of Dwellings Required (60 Per Cent of Number of Families)	*Number of Cases of Overcrowding Reported during year	*Number of Cases of Overcrowding Relieved during year
1936	105	63	0	32
1937	25	15	21	101
1938	19	11	3	9
1939	21	13	31	32

Source: * Medical Officer for Health's Annual Reports.

Table 5:10. Gosforth: Increase in Housing Stock, 1919-1939.

Date	Total Number of Dwellings	Increase Per Annum	Number of Dwellings Erected Per Annum	Difference
1919	3,437			
1920	3,439		14	0
1921	3,453	14	36	0
1922	3,489	36	50	19
1923	3,520	31	127	0
1924	3,647	127	143	0
1925	3,790	143	156	2
1926	3,944	154	160	0
1927	4,104	160	61	2
1928	4,163	59	59	8
1929	4,214	51	66	0
1930	4,280	66	191	67
1931	4,454	124	108	0
1932	4,562	108	131	2
1933	4,691	129	376	11
1934	5,056	365	348	50
1935	5,454	398	272	11
1936	5,715	261	280	67
1937	5,928	213	217	4
1938	6,141	213	155	29
1939	6,267	126		

Source: Medical Officer for Health's Annual Reports.

Table 5:11. Gosforth: Development and Composition of Municipal Estates, 1919-1939.

Estate	Contractor	Distance from Town Centre (in miles)	Act	Date of First Occupation	ALB	A1	A2	A3	B3	TOTAL
Coxlodge		1				6	82	68	28	184
	Hall		1919	1922						
	Hall		1919	1923				20	28	28
	Hall		1923	1925			30			20
	Hall		1923	1927			36			30
	Hindmarsh		1923	1927				48		36
	Hall		1923	1928		6				48
Kenton	Hetherington		1924	1930			16			6
		1			12		37	46	16	111
	Hetherington Last and Freeman		1924 1924	1931 1931			37	46	16	99
Hollywood		$\frac{1}{2}$					20	33	28	94
	Hindmarsh		1936	1937						
	Booth Hindmarsh		1936 1936	1937 1938			20		28	20 41
Gosforth					6	139	147	72	389	

Source: Records of Gosforth Urban District Council Rating Officer.

Table 5:12. Gosforth: Composition of Estates by Dwelling Type.

Estate	DWELLING TYPE										Total
	A1B		A1		A2		A3		B3		
	No.	%	No.	%	No.	%	No.	%	No.	%	
Coxlodge	-	-	6	3	82	45	68	37	28	15	184
Kenton	12	11	-		37	33	46	42	16	14	111
Hollywood	13	14	-		20	21	33	35	28	30	94
	25	6	6	2	139	36	147	38	72	18	389

Source: Records of the Rating Officer, Gosforth.

Table 5:13. Gosforth: Municipal Development by Act and Type.

Act	DWELLING TYPE										Total
	A1B		A1		A2		A3		B3		
	No.	%	No.	%	No.	%	No.	%	No.	%	
1919							20	42	28	58	48
1923			6	5	66	55	48	40			120
1924	12	9			53	42	46	36	16	13	127
1936	13	14			20	21	33	35	28	30	94
	25	6	6	2	139	31	147	38	72	18	389

Source: Records of the Rating Officer, Gosforth.

Table 5:14. Gosforth: Municipal Residential Development by Date and Type.

Date	DWELLING TYPE										Total
	A1B		A1		A2		A3		B3		
	No.	%	No.	%	No.	%	No.	%	No.	%	
1922									28	100	28
1923							20	100			20
1925					30	100					30
1927					36	43	48	57			84
1928			6	100							6
1930					16	100					16
1931	12	11			37	33	46	42	16	14	111
1937	13	21			20	33			28	46	61
1938							33	100			33
	25	6	6	2	139	36	147	38	72	18	389

Source: Records of the Rating Officer, Gosforth.

Table 5:15. Gosforth: Plot Development, 1919-1939.

Date	Plots Developed %
1919-26	16.64
1927-30	12.71
1931-33	17.69
1934-35	17.09
1936-37	19.29
1938-39	16.59
Gosforth	100.00

Table 5:16. Gosforth: Property Types, 1919-1939.

Date	PROPORTION OF										Total %
	Detached	Semi-detached	Detached Bungalow	Semi-detached Bungalow	Terrace	Shop and House	2-Storey Flat	3-Storey Flat	7-Storey Flat		
1919-26	10.44	66.75	1.10	1.10	20.60	0	0	0	0	0	100
1927-30	4.95	63.25	0.35	2.12	25.44	0.35	3.53	0	0	0	100
1931-33	1.89	39.07	0.42	0.42	14.91	2.94	40.34	0	0	0	100
1934-35	3.12	69.09	0	0.52	21.04	0.52	5.71	0	0	0	100
1936-37	2.63	77.85	0.44	0	3.95	0.22	14.91	0	0	0	100
1938-39	1.74	31.27	0	0	3.89	0.54	4.83	3.22	54.50	0	100
Total	3.62	53.97	0.33	0.52	12.77	0.81	12.11	0.89	14.99	0	100

Table 5:17. Gosforth: Size of Dwellings Erected 1919-1939.

Date	Proportion of dwellings with								Total %
	2 Rooms	2 Rooms (No Bathroom)	3 Rooms	4 Rooms	5 Rooms	6 Rooms	7 Rooms	8-15 Rooms	
1919-26	1.10	0	2.20	4.40	28.85	32.59	25.00	6.87	100
1927-30	0	0	5.30	12.72	33.92	16.61	24.73	6.71	100
1931-33	0	0	0.42	43.49	22.48	26.05	6.09	1.42	100
1934-35	0	0	6.23	18.18	34.29	27.53	10.91	2.86	100
1936-37	0	4.39	0	45.39	17.54	20.61	6.14	5.92	100
1938-39	7.83	0	10.93	12.55	58.30	5.40	3.10	2.43	100
Total	2.28	0.74	4.80	23.21	35.14	19.42	10.45	3.95	100

Table 5:18. Gosforth: Importance of Building Agents, 1919-1939.

Date	Proportion of dwellings built by			Total %
	Contract Builder	Speculative Builder	Trust	
1919-26	19.50	65.11	15.38	100
1927-30	7.77	70.32	21.91	100
1931-33	4.20	95.80	0	100
1934-35	2.60	93.77	3.64	100
1936-37	1.75	93.86	4.39	100
1938-39	1.88	97.58	0.54	100
Total	5.35	88.88	5.76	100

Table 5:19. Gosforth: Importance of Builders, 1919-1939.

Proportion built by	1919-26 %	1927-30 %	1931-33 %	1934-35 %	1936-37 %	1938-39 %	Total %
Armstrong	0	0	0	0	0	4.66	1.37
Bell	0	0	0	1.90	0	0	0.41
Brown	6.35	1.01	0	0.19	0.22	0	0.83
Chapman	7.75	0	6.16	10.84	0	1.13	4.19
Collinson	1.63	5.08	5.43	0.83	0	0	1.29
Corrigan & Hunter	0	0	0	0	0.44	0.28	0.17
Cunningham	0	0	2.90	0.38	0	0	0.41
Cussins	0	7.61	13.77	25.42	35.89	63.84	33.33
Emmerson	0	0	6.52	0.76	0	0.56	1.08
Fitch	0	0	0	0.38	0	0	0.08
Gibson Bros.	0	0	8.70	2.66	0	0	1.58
Gunning	0	0	0	3.04	0	0	0.66
Hall & Son	0	0	0	31.42	17.94	0	10.55
Hedley	0	0	0	0	1.53	0	0.29
Hill	0	0	5.67	3.42	0	0	1.33
Hindmarsh	0	13.20	5.80	1.14	13.57	2.68	5.35
Hogg	0	0	0	0	0.44	0	0.08
Hope	4.49	4.06	0	0	0	0	0.79
Jameson	0.41	0	0	0	0	0	0.04
Kent	0	18.27	5.07	4.56	4.81	3.11	4.90
Longstaff & Bain	0	0	4.35	0	0	0	0.50
Liddle	0	0	11.59	0	10.28	16.38	8.09
Lisle	0	0	0	0	1.75	0	0.33
Long & Christie	0	0.51	0	0	0	0	0.04
Mark Bros.	0	0	2.90	0	0	0	0.33
Metcalfe	5.31	0	0	0	0	0	0.54
Mills	0	0	0	0	0	0.28	0.08
Milne	0.82	0	0	0	0	0	0.08
Moat	1.63	12.18	2.17	0	0	0	1.41
McAlpine	18.37	0	0	0	0	0	1.87
Nordcliffe Props.	0.41	4.57	3.62	0	0	0	0.83
Parkinson	0.82	0	0	0	0	0	0.08
Potts & Finlay	0	0	0	1.14	0	0	0.25
Revell & Revell	5.31	0	0	0	0	0	0.54
Ridley	5.71	5.58	3.98	0.38	0	0	1.58
Robertson	2.45	0	0	0	0	0	0.25
Robson	1.63	0	0	0	0	0	0.17
Rutherford	2.86	0	0	0	0.22	0	0.33
Sharratt	0	0	0	1.90	0	0	0.41
Smart	0	0	3.62	0.76	0	0	0.58
Smelt	0	0.51	0	0	0	0	0.08
Smith	0	0.51	0	0	0	0	0.04
Spetch	2.86	5.58	3.99	2.28	0	0	1.70
Storey	0	0	0	0.38	0.66	0	0.21
Telford	0	0	0	0.19	0	0	0.04
Thompson	2.45	0	0	0.19	0	0	0.29
Tulip	9.39	8.63	1.09	0.38	0.22	0	1.91
Turnbull	0	1.01	0.72	1.14	0	0	0.41
Turner	8.57	0	0	0	0	0	0.87
Vetch	0	1.01	0	0	0	0	0.08
Walker & McKenzie	0	0	1.44	2.66	1.75	2.54	1.83
Walton	0.82	0	0	0	0	0	0.08
Wilson	9.80	9.64	0.72	0	0	0	1.87
Woolfe	0	1.01	0	3.04	10.28	4.52	4.03

Table 5:20. Gosforth: Scale of Building Operations.

Builder	Number of years over which operations took place	*Average Number of dwellings completed per annum
Hall & Son	2	121
Cussins	15	53
Liddle	6	32
Armstrong	2	16
McAlpine	3	15
Langstaff & Bain	1	12
Woolfe	9	11
Turner	2	10
Chapman	10	10
Hindmarsh	13	10
Gibson Bros.	4	9
Kent	14	8
Lisle	1	8
Mark Bros.	1	8
Collinson	4	8
Hill	5	6
Walker & McKenzie	7	6
Wilson	8	6
Gunning	3	5
Bell	2	5
Nordcliffe Props.	4	5
Sharratt	2	5
Moat	7	5
Hope	4	5
Spetch	9	5
Metcalfe	3	4
Revell & Revell	3	4
Smart	4	3
Headly	2	3
Tulip	13	3
Cunningham	33	3
Potts & Finlay	2	3
Robertson	2	3
Ridley	13	3
Emmerson	9	3
Brown	8	2
Storey	2	2
Corrigan & Hunter	2	2
Fitch	1	2
Hogg	1	2
Milne	1	2
Robson	2	2
Rutherford	4	2
Turnbull	5	2
Vetch	1	2
Walton	1	2
Thompson	5	1
Long & Christie	1	1
Mills	2	1
Parkinson	2	1
Jameson	2	1
Smelt	2	1
Smith	2	1
Telford	2	1

* Taken to nearest whole number.

Table 5:21. Gosforth: Scale of Building.

Proportion built by	1919-26 %	1927-30 %	1931-33 %	1934-35 %	1936-37 %	1938-39 %
Armstrong	0	0	0	0	0	100
Bell	0	0	0	100	0	0
Brown	80	10	0	5	5	0
Chapman	18.81	0	16.83	56.44	0	7.92
Collinson	12.90	32.26	48.39	6.45	0	0
Corrigan & Hunter	0	0	0	0	50	50
Cunningham	0	0	80	20	0	0
Cussins	0	1.87	4.73	16.69	20.42	56.29
Emmerson	0	0	69.23	15.38	0	15.38
Fitch	0	0	0	100	0	0
Gibson Bros.	0	0	63.16	36.84	0	0
Gunning	0	0	0	100	0	0
Hall & Son	0	0	0	66.12	33.88	0
Hedley	0	0	0	0	100	0
Hill	0	0	43.75	56.25	0	0
Hindmarsh	0	20.15	12.40	4.65	48.06	14.73
Hogg	0	0	0	0	100	0
Hope	57.89	42.10	0	0	0	0
Jameson	100	0	0	0	0	0
Kent	0	30.51	11.86	20.34	18.64	18.64
Langstaff & Bain	0	0	100	0	0	0
Liddle	0	0	16.41	0	24.10	59.49
Lisle	0	0	0	0	100	0
Long & Christie	0	100	0	0	0	0
Mark Bros.	0	0	100	0	0	0
Metcalfe	100	0	0	0	0	0
Mills	0	0	0	0	0	100
Milne	100	0	0	0	0	0
Moat	11.76	70.59	17.65	0	0	0
McAlpine	100	0	0	0	0	0
Nordcliffe Props.	5	45	50	0	0	0
Parkinson	100	0	0	0	0	0
Potts & Finlay	0	0	0	100	0	0
Revell & Revell	100	0	0	0	0	0
Ridley	36.84	28.95	28.95	5.26	0	0
Robertson	100	0	0	0	0	0
Robson	100	0	0	0	0	0
Rutherford	87.50	0	0	0	12.50	0
Sharratt	0	0	0	100	0	0
Smart	0	0	71.43	28.57	0	0
Smelt	0	50	50	0	0	0
Smith	0	100	0	0	0	0
Spetch	17.07	26.83	26.83	29.27	0	0
Storey	0	0	0	40	60	0
Telford	0	0	0	100	0	0
Thompson	85.71	0	0	14.29	0	0
Tulip	50	36.96	6.52	4.35	2.17	0
Turnbull	0	20	20	60	0	0
Turner	100	0	0	0	0	0
Vetch	0	100	0	0	0	0
Walker & McKenzie	0	0	9.09	31.82	18.18	40.91
Walton	100	0	0	0	0	0
Wilson	53.35	42.22	4.44	0	0	0
Woolfe	0	2.06	0	16.49	48.45	32.99
Tyneside	10.17	8.18	11.46	21.83	18.97	29.39

Section II. Survey of the Suitability of the Inter-War Council Dwelling for Habitation, 1967/68.

Chapter VI. Introduction.

Table 6:1. Comparison of the Minimum Area of the Three-Bedroomed (Five-Person) House, 1919-1961.

Source	Overall Area exclusive of Stores (sq. ft.)
Tudor Walter's Report, 1918	850-900
Manual of Local Government Board, 1919	1,055-1,080*
1919 Act Houses	950-1,400
Houses erected under 1923 and subsequent Acts	750-850
Dudley Report, 1944	900
Housing Manual, 1944	800-900
Circular 200, 1945	
Housing Manual, 1949	900
Circular 38, 1951	Overall minimum abolished
"Houses 1952"	820-860
"Houses 1953"	
Parker Morris Report, 1961	810-1,010

* Parlour-type dwellings.

Source: Barr, A.W. Cleeve, "Public Authority Housing", Page 54, and Central Housing Advisory Committee, "Homes For Today and Tomorrow", (Parker Morris Report), Page 35.

Chapter VII. Expenditure by Tyneside Local Authorities on the Maintenance of Inter-War Local Authority Dwellings.

Table 7:1. Regional Average Maintenance Costs Per Dwelling, 1959/60.

Region	Total Cost Pre-War Dwelling (£)	Cost excluding decorations Pre-War Dwelling (£)
North	15. 10. 0.	12. 5. 0.
Midlands	18. 2. 0.	13. 12. 0.
South	19. 17. 0.	13. 5. 0.
London	27. 5. 0	15. 16. 0.

Table 7:2. Regional Average Maintenance Costs Per Dwelling, 1952/53.

Region	Total Cost Per Dwelling Per Annum (£)	Cost excluding decoration Per Dwelling Per Annum (£)
Midlands	7. 14. 0.	6. 8. 0.
North	7. 18. 9.	7. 11. 0.
Wales	8. 19. 3.	7. 14. 0.
South West	9. 4. 6.	8. 3. 0.
South	9. 8. 9.	7. 14. 0.
Greater London	10. 5. 0.	8. 6. 0.
London	11. 17. 6.	9. 19. 0.

Table 7:3. Elements of Maintenance Costs of 110 Dwellings in Wallsend, 1934-1952.

Component	Costs Per Dwelling (£)	Costs as Percentage of Total (%)
External Decorating	0.118	1.13
Internal Decorating	0.004	0.04
Structure	1.749	16.75
Finishings & Fixings	2.561	24.65
Water and Sanitary	2.970	28.58
Domestic Appliances	1.607	15.46
Site Works	1.382	13.30
Total	10.391	100.00

Table 7:4. Costs Per House Per Year by Year Groups, 110 Dwellings, Wallsend.

Component	1934-1939		1940-1945		1946-1952	
	Cost Per Dwelling (£)	Proportion of total Cost Per Item (%)	Cost Per Dwelling (£)	Proportion of total Cost Per Item (%)	Cost Per Dwelling (£)	Proportion of total Cost Per Item (%)
External Decorating	0.002	1.69	0.001	0.85	0.115	97.46
Internal Decorating			0.001	25.00	0.003	75.00
Structure	0.138	7.89	0.343	19.61	1.268	72.50
Finishings & Fixings	0.696	27.18	0.632	24.68	1.233	48.16
Water and Sanitary	0.231	7.78	0.703	23.67	2.036	68.55
Domestic Appliances	0.346	21.53	0.427	26.57	0.834	51.89
Site Works	0.379	27.42	0.237	17.15	0.766	55.43
Total	1.793	17.25	2.344	22.56	6.254	60.19

Table 7:5. Elements of Maintenance Costs on 110 Houses in Wallsend by Year Groups.

Component	1934-1939		1940-1945		1946-1952	
	Cost Per Dwelling (£)	Proportion of total Cost Per Dwelling (%)	Cost Per Dwelling (£)	Proportion of total Cost Per Dwelling (%)	Cost Per Dwelling (£)	Proportion of total Cost Per Dwelling (%)
External Decorating	0.002	0.11	0.001	0.04	0.115	1.84
Internal Decorating	0.001	0.06	0.001	0.04	0.002	0.03
Structure	0.138	7.70	0.343	14.63	1.268	20.27
Finishings & Fixings	0.696	38.82	0.632	26.96	1.233	19.71
Water and Sanitary	0.231	12.88	0.703	29.99	2.036	32.55
Domestic Appliances	0.346	19.30	0.427	18.22	0.834	13.33
Site Works	0.379	21.14	0.237	10.11	0.766	12.55
Total	1.793	100.00	2.344	100.00	6.254	100.00

Table 7:6. Index of Maintenance Costs Per Dwelling, 1934-1952.

Component	1934-1939	1940-1945	1946-1952
Structure	100	248.54	918.75
Finishings & Fixings	100	90.83	177.17
Water and Sanitary	100	304.30	881.46
Domestic Appliances	100	123.40	241.05
Site Works	100	62.55	202.12
Total Costs	100	130.83	342.85

Table 7:7. Index of Maintenance Operations, 1934-1952.

Component	1934-1939	1940-1945	1946-1952
Structure	100	125.31	155.71
Finishings & Fixings	100	70.61	85.55
Water and Sanitary	100	211.01	270.33
Domestic Appliances	100	137.01	147.53
Site Works	100	57.80	110.10
Total operations	100	108.47	135.61

Table 7:8. Index of Maintenance Costs Per Item, 1934-1952.

	1934-1939	1940-1945	1946-1952
<u>FINISHINGS AND FIXINGS</u>	100	164	193
Replace Ceiling	100	187	182
Replace Door Lock	100	193	230
Replace Draining Board	100	135	185
Replace W.C. Seat	100	109	220
<u>WATER AND SANITARY</u>	100	126	213
Replace Tap	100	167	386
Replace W.C. Pan	100	110	185
Replace Lavatory Basin	100	129	202
<u>DOMESTIC APPLIANCES</u>	100	155	253
Fix New Line Post	100	155	253
<u>SITE WORKS</u>	100	154	358
Fix New Gate	100	99	345
Fix New Gate Post	100	253	385
TOTAL COSTS	100	145	224

Table 7:9. Trends in Maintenance Costs.

Administrative Area	Increase (+) or Decrease (-) in Costs Per Annum (£)	Regression of Maintenance Costs for Period (£)
County Boroughs*	+1.044 (1/ -/10)	+1.044a +12.258
Gateshead	+1.370 (1/ 7/ 5)	+1.370a +10.765
Newcastle	+0.628 (0/12/ 6)	+0.628a +10.541
South Shields	+0.097 (0/ 1/11)	+0.097a +15.1015
Non-County Boroughs*	+0.943 (0/18/10)	+0.943a +15.635
Urban Districts*	+1.003 (1/ -/ -)	+1.003a +14.388
Blaydon	-0.558 (0/11/ 2)	-0.558a +14.379
Hebburn	+0.420 (0/ 8/ 3)	+0.420a +17.09
Ryton	+3.045 (3/ -/11)	+3.045a + 6.175

* Calculation based on average costs.

Table 7:10. Comparison of (a) The Proportion Spent on the Maintenance of Pre-1945 Property in the Total Expenditure on Maintenance with (b) The Proportion of Pre-1945 Property in the Total Dwelling Stock.

Area	Rate of Decrease in Proportion Spent on Pre-1945 Property in Total (a) %	Rate of Decrease in Proportion of Pre-1945 Property in Total (b) %	Rate of Convergence (-) Divergence (+) (a-b) %
County Boroughs	-1.007	-1.062	+1.945
Gateshead	-2.148	-1.398	-0.750
Newcastle	-1.451	-0.985	-0.466
South Shields	-2.259	-1.12	-1.139
Urban Districts	-1.168	-0.877	-0.291
Blaydon	-5.622	-0.939	-4.683
Ryton	-1.58	-0.67	-0.91

Table 7:11. Trends in Maintenance Costs on Pre- and Post-1945 Property, 1956/57 to 1965/66.

Area	Rate of Change of Maintenance Costs		Regression for Post-1945 Dwellings
	Pre-1945 Property (£)	Post-1945 Property (£)	
County Borough	+1.044	+0.691	0.691a +7.345
Gateshead	+1.370	+0.853	0.853a +5.50
Newcastle	+0.628	+0.688	0.688a +3.58
South Shields	+0.097	+0.396	0.396a +6.14
Urban Districts	+1.003	+0.632	0.632a +7.82
Blaydon	-0.558	+1.372	1.372a +2.45
Ryton	+3.045	+0.715	0.715a +10.27

Table 7:12. Elements of Maintenance Costs on Pre-1945 Dwellings for Five Tyneside Authorities, 1966/67.

Component	Average Cost Per Dwelling (£)	Cost as Percentage of Total (%)
Finishings & Fixings	5.172	26.841
Structure	3.72	19.301
Water and Sanitary	3.00	15.567
External Painting	2.184	11.332
Domestic Appliances	2.148	11.146
Site	2.064	10.711
Internal Painting	0.812	4.213
Miscellaneous	0.172	0.892
	19.272	100.000

Table 7:13. Standard Deviation of Component Costs for Five Tyneside Authorities, 1966/67.

Component	Standard Deviation (£)
Finishings & Fixings	+ 1.83
Structure	+ 0.72
Water and Sanitary	+ 0.89
External Painting	+ 2.49
Domestic Appliances	+ 0.96
Site	+ 0.61
Internal Decorating	+ 1.36
Miscellaneous	+ 0.35

Table 7:14. Deviation from the Mean Component Costs in Five Tyneside Authorities, 1966/67.

Component	Felling		Gateshead		Newcastle		South Shields		Tynemouth	
	Actual Cost £	Deviation from mean								
Finishings & Fixings	3.81	-1.36	4.60	-0.57	6.36	+1.19	3.00	-2.17	8.09	+2.92
Structure	3.35	-0.37	4.87	+1.15	4.05	+0.33	2.73	-0.99	3.60	-0.12
Water and Sanitary	4.63	+1.63	3.02	+0.02	2.48	-0.52	2.87	-0.13	2.00	-1.00
External Painting	0.15	-2.03	0.37	-1.81	1.90	-0.28	6.97	+4.79	1.53	-0.65
Domestic Appliances	1.96	-0.19	3.09	+0.94	2.40	+0.25	2.90	+0.75	0.39	-1.76
Site	1.75	-0.31	2.84	+0.78	2.45	+0.39	1.06	-1.00	2.22	+0.16
Internal Decorating	0.28	-0.53	0.52	-0.29	3.26	+2.74	0	-0.812	0	-0.812
Miscellaneous	0.16	-0.01	0.11	-0.06	0.25	+0.08	0.96	+0.79	0.15	-0.02

Table 7:16. Comparison of Maintenance Costs, 1934-1952 and 1966/67.

Component	Average Cost/Dwelling For	
	5 Tyneside Authorities 1966/67 (£)	110 Dwellings in Wallsend 1934-1952 (£)
External Decorating	2.184	0.118
Internal Decorating	0.812	0.004
Structure	3.720	1.749
Finishings & Fixings	5.172	2.561
Water and Sanitary	3.000	2.970
Domestic Appliances	2.148	1.607
Site Works	2.064	1.382
Miscellaneous	0.172	0
Total	19.272	10.391

Table 7:17. Comparison of Weighted Elements in Maintenance Costs, 1934-1952 and 1966/67.

Component	Costs as Percentage of Total for	
	5 Tyneside Authorities 1966/67 (%)	110 Dwellings in Wallsend 1934-1952 (%)
External Decorating	11.332	1.13
Internal Decorating	4.213	0.04
Structure	19.301	16.75
Finishings & Fixings	26.841	24.65
Water and Sanitary	15.567	28.58
Domestic Appliances	11.146	15.46
Site Works	10.711	13.30
Miscellaneous	0.892	—
Total	100.000	100.00

Table 7:18. Maintenance Costs on Medium and Low Rise Property, Gateshead and Newcastle, 1966/67.

Component	Average Costs on Dwellings with		Proportion of Average Costs on 1 & 2 Storey Property in Total (%)
	1 & 2 Storeys (£)	3 & 4 Storeys (£)	
External Decorating	1.065	6.855	13.45
Internal Decorating	1.920	2.055	49.34
Structure	4.550	2.685	62.89
Finishings & Fixings	5.525	6.395	46.35
Water and Sanitary	2.700	5.880	31.47
Domestic Appliances	2.755	5.175	34.74
Site Works	2.655	5.155	33.99
Miscellaneous	0.190	0.095	66.67
Total Cost	21.360	34.295	38.38

Chapter VIII. The Use of, and Standard of Accommodation Provided by, the Inter-War Council Dwellings: Gateshead a Case-Study, 1968.

Table 8:1. Gateshead: Density of Occupation of Inter-War Council Dwellings, 1968.

	Persons Per Room						Total	
	Up to 0.33		0.34 to 1.49		1.50 or more			
	No.	%	No.	%	No.	%	No.	%
Households in Sample	41	10	329	77	54	13	424	100
House Type								
2 Rooms	0	0	33	89	4	11	37	9
3 Rooms	32	14	178	77	22	9	232	55
4 Rooms	8	7	84	78	16	15	108	25
5 Rooms	1	2	34	72	12	25	47	11
Household Type								
Y. Individual	4	10	0	0	0	0	4	1
M.A. Individual	6	15	1	0	0	0	7	2
O.A. Individual	31	76	11	0	0	0	42	10
Y. Small Adult	0	0	10	3	0	0	10	2
M.A. Small Adult	0	0	35	11	0	0	35	8
O.A. Small Adult	0	0	93	28	0	0	93	22
V.Y. Small Family	0	0	1	0	0	0	1	0
Y. Small Family	0	0	36	11	0	0	36	8
M.A. Small Family	0	0	18	5	0	0	18	4
O.A. Small Family	0	0	2	1	0	0	2	0
V.Y. Large Family	0	0	1	0	0	0	1	0
Y. Large Family	0	0	14	4	34	63	48	11
M.A. Large Family	0	0	5	1	10	18	15	3
O.A. Large Family	0	0	3	1	4	7	7	2
V.Y. Large Adult	0	0	2	1	0	0	2	0
Y. Large Adult	0	0	8	2	2	4	10	2
M.A. Large Adult	0	0	57	17	1	2	58	14
O.A. Large Adult	0	0	32	10	3	5	35	8
Desire to Move								
Want to move	12	29	136	41	37	68	185	44
Do not want to move	29	71	193	59	17	31	239	56

Table 8:2. Gateshead: Position of Households in Relation to Bedroom Standard, 1968.

	Dwellings with								Total	
	2 Rooms		3 Rooms		4 Rooms		5 Rooms			
	No.	%	No.	%	No.	%	No.	%	No.	%
Households in Sample	37	9	232	55	108	25	47	11	424	100
Households having										
3 bedrooms below standard	0	0	0	0	2	2	1	2	3	1
2 bedrooms below standard	0	0	6	3	1	1	9	19	16	4
1 bedroom below standard	3	8	34	15	18	17	7	15	62	15
Equal to standard	34	92	84	36	19	18	6	13	143	34
1 bedroom above standard	0	0	108	46	37	34	9	19	154	36
2 bedrooms above standard	0	0	0	0	31	29	10	21	41	10
3 bedrooms above standard	0	0	0	0	0	0	5	11	5	1

Table 8:3. Gateshead: The Use of Inter-War Council Dwellings by Households, 1968.

	Dwellings with								Total	
	2 Rooms		3 Rooms		4 Rooms		5 Rooms		No.	%
	No.	%	No.	%	No.	%	No.	%	No.	%
Households in Sample	37	9	232	55	108	25	47	11	424	100
<u>Households having Room</u> Not intended for sleeping in and not used for such	32	43	228	33	106	24	50	21	416	29
Intended and used only for sleeping in	32	43	330	47	242	56	117	50	721	50
Used as bedroom and living room	4	5	4	1	1	0	0	0	9	1
Used as bedroom and sitting room	0	0	2	0	1	0	12	5	15	1
Used as bedroom and study	0	0	18	3	5	1	6	2	29	2
Used as bedroom and storage place	5	7	29	4	14	3	10	4	58	4
Used as bedroom and for airing clothes	1	1	0	0	0	0	0	0	1	0
Used as spare bedroom	0	0	84	12	62	14	21	9	167	12
Intended as bedroom and used as sitting room	0	0	0	0	0	0	17	7	17	1
Intended as bedroom but used as playroom	0	0	1	0	1	0	1	0	3	0
Intended as bedroom but used as sewing room	0	0	0	0	0	0	1	0	1	0

Percentage of total number of rooms, correct to nearest whole number

Table 8:4. Gateshead: Facilities Provided by Inter-War Council Dwellings, 1968.

	Dwelling with								Total	
	2 Rooms		3 Rooms		4 Rooms		5 Rooms		No.	%
	No.	%	No.	%	No.	%	No.	%	No.	%
Households in Sample	37	100	232	100	108	100	47	100	424	100
<u>Households having</u> Kitchen sink and waste	37	100	232	100	108	100	47	100	424	100
Separate washbasin	15	40	222	96	108	100	47	100	345	81
Fixed bath or shower	37	100	232	100	108	100	47	100	424	100
Hot and cold water	37	100	232	100	108	100	47	100	424	100
All rooms warm enough to be comfortable	15	40	108	46	45	42	22	47	190	45
Windows in each room	37	100	232	100	108	100	47	100	424	100
Sufficient storage space	21	57	140	60	70	65	31	66	262	62
Sufficient space for keeping food	27	73	175	75	80	74	36	77	318	75
Sufficient power points	16	43	106	46	45	42	25	53	192	45
Sufficient natural light in each room	33	89	201	87	93	86	38	81	365	86
Electric light in each room	37	100	232	100	108	100	47	100	424	100

Table 8:5. Gateshead: Level of Satisfaction of Inter-War Council Tenants with Cooking Facility, 1968.

	For the amount of cooking to be done, cooker is								Total	
	Very Good		Fairly Good		Not very Good		Not at all Good		No.	%
	No.	%	No.	%	No.	%	No.	%		
Households in Sample	251	59	105	25	47	11	21	5	424	100
House Type										
2 Rooms	15	40	10	27	8	22	4	11	37	100
3 Rooms	145	62	55	24	23	10	9	4	232	100
4 Rooms	65	60	26	24	10	9	7	6	108	100
5 Rooms	26	55	14	30	6	13	1	2	47	100
Household Size										
Individual	28	53	16	30	6	11	3	6	53	100
Small Adult	85	62	31	23	13	9	9	6	138	100
Small Family	28	50	17	30	10	17	2	3	57	100
Large Family	38	53	19	27	17	15	3	4	71	100
Large Adult	72	69	22	21	7	7	4	4	105	100
Age of Housewife										
Very Young	2	50	0	0	1	25	1	25	4	100
Young	55	51	34	31	14	13	5	5	108	100
Middle Aged	88	66	27	20	15	11	3	2	133	100
Old Aged	106	59	44	25	17	10	12	7	179	100

Table 8:6. Gateshead: Use of Bathroom in Inter-War Council Dwellings, 1968.

	Bathroom used for								Total	
	Drying & Airing		Storage		Washing Clothes		Personal Hygiene		No.	%
	No.	%	No.	%	No.	%	No.	%		
Households in Sample	44	10	20	5	2	1	358	84	424	100
House Type										
2 Rooms	8	22	7	19	0	0	22	59	37	100
3 Rooms	22	9	8	3	2	1	200	86	232	100
4 Rooms	12	11	4	4	0	0	92	85	108	100
5 Rooms	2	4	1	2	0	0	44	94	47	100
Household Size										
Individual	4	7	3	6	0	0	46	87	53	100
Small Adult	19	14	4	3	1	1	114	83	138	100
Small Family	5	9	3	5	0	0	49	86	57	100
Large Family	3	4	4	6	0	0	64	90	71	100
Large Adult	13	12	6	6	1	1	85	81	105	100
Age of Housewife										
Very Young	0	0	0	0	0	0	4	100	4	100
Young	9	8	8	7	2	2	89	82	108	100
Middle Aged	18	13	3	2	0	0	112	84	133	100
Old Aged	17	9	9	5	0	0	153	85	179	100

Table 8:7. Gateshead: Location of Toilet in Inter-War Council Dwellings, 1968.

	Dwellings with								Total	
	2 Rooms		3 Rooms		4 Rooms		5 Rooms		No.	%
	No.	%	No.	%	No.	%	No.	%		
Households in Sample	37	9	232	55	108	25	47	11	424	100
<u>Household having Toilet in bathroom</u>	36	97	135	58	51	47	16	34	238	56
Separate toilet and bathroom	1	3	97	42	57	53	31	66	186	44
Outside toilet	0	0	0	0	0	0	0	0	0	0

Table 8:8. Gateshead: The Level of Satisfaction of Tenants with the Hot Water Supply in Inter-War Council Dwellings, 1968.

	Households obtaining sufficient hot water								Total	
	All of the time		Most of the time		Some of the time		Almost Never		No.	%
	No.	%	No.	%	No.	%	No.	%		
Households in Sample	118	28	279	66	16	4	11	3	424	100
<u>House Type</u>										
2 Rooms	3	8	33	89	0	0	1	3	37	100
3 Rooms	61	26	149	64	14	6	8	3	232	100
4 Rooms	36	33	69	64	1	1	2	2	108	100
5 Rooms	18	38	28	69	1	2	0	0	47	100
<u>Household Size</u>										
Individual	11	21	39	74	3	6	0	0	53	100
Small Adult	41	30	91	66	4	3	2	1	138	100
Small Family	16	28	34	60	3	5	4	7	57	100
Large Family	19	27	47	66	4	6	1	1	71	100
Large Adult	31	29	68	65	2	2	4	4	105	100
<u>Age of Housewife</u>										
Very Young	1	25	2	50	1	25	0	0	4	100
Young	29	27	70	65	5	5	4	4	108	100
Middle Aged	39	29	85	64	5	4	4	3	133	100
Old Aged	49	27	122	68	5	3	3	2	179	100

Table 8:9. Gateshead: Socio-Economic Class of Head of Household of Inter-War Council Dwelling, 1968.

	Dwellings with								Total	
	2 Rooms		3 Rooms		4 Rooms		5 Rooms		No.	%
	No.	%	No.	%	No.	%	No.	%		
Number in Sample	37	100	232	100	108	100	47	100	424	100
<u>Socio-Economic Class</u>										
Small Employer	0	0	0	0	1	1	2	4	3	1
Professional Worker	0	0	0	0	1	1	0	0	1	0
Intermediate Non-Manual	0	0	1	0	0	0	0	0	1	0
Junior Non-Manual	0	0	14	6	6	5	2	4	22	5
Personal Service	0	0	0	0	2	2	1	2	3	1
Foreman and Supervisor	0	0	4	2	6	5	0	0	10	2
Skilled Manual Worker	1	3	53	23	29	27	11	23	94	22
Semi-Skilled Manual	7	19	40	17	29	27	12	25	88	21
Unskilled Manual	2	5	12	5	1	1	1	2	16	4
Own Account Worker	0	0	4	2	0	0	2	4	6	1
Retired	27	73	92	40	28	26	13	28	160	38
Unemployed	0	0	12	5	5	5	3	6	20	5

TABLE #10. GATESHEAD, LEVEL OF SATISFACTION OF HOUSEHOLDS WITH DWELLING, 1968.

HOUSEHOLDS IN SAMPLE	HOUSEHOLDS WHICH ARE									
	COMPLETELY SATISFIED		FAIRLY SATISFIED		RATHER DISSATISFIED		COMPLETELY DISSATISFIED		TOTAL	
	NO.	%	NO.	%	NO.	%	NO.	%	NO.	%
	177	42	156	37	47	11	44	10	424	100
HOUSE TYPE										
2 ROOMS	11	30	17	46	5	13	4	11	37	9
3 ROOMS	102	43	78	34	25	11	27	12	232	55
4 ROOMS	43	40	45	42	12	11	8	7	108	25
5 ROOMS	21	45	16	34	5	11	5	11	47	11
AGE OF HOUSEWIFE										
VERY YOUNG	2	50	1	25	0	0	1	25	4	1
YOUNG	34	31	37	34	17	16	20	18	108	25
MIDDLE AGED	47	35	55	41	17	13	14	10	133	31
OLD AGED	94	52	63	35	13	7	9	5	179	42
LENGTH OF TENANCY										
39 TO 49 YEARS	10	67	4	27	0	0	1	7	15	3
29 TO 38 YEARS	51	45	43	38	10	9	8	7	112	26
23 TO 28 YEARS	4	40	5	50	1	10	0	0	10	2
19 TO 22 YEARS	12	35	12	35	6	18	4	12	34	8
14 TO 18 YEARS	13	33	17	44	4	10	5	13	39	9
9 TO 13 YEARS	25	34	23	31	11	15	14	19	73	7
4 TO 8 YEARS	27	37	26	36	12	16	8	11	73	17
0 TO 3 YEARS	35	51	26	38	3	4	4	6	68	16
REASONS FOR MOVING										
PREVIOUS ACCOMMODATION CONDEMNED/ DEMOLISHED	52	40	48	37	9	7	22	17	131	31
PREVIOUS ACCOMMODATION REQUIRED BY OWNER	7	78	2	22	0	0	0	0	9	2
WANTED CHEAPER ACCOMMODATION	1	25	2	50	1	25	0	0	4	1
WANTED SMALLER ACCOMMODATION	18	53	12	35	4	12	0	0	34	8
WANTED LARGER ACCOMMODATION	40	39	38	38	13	13	10	10	101	24
WANTED BETTER ACCOMMODATION OR BETTER AREA	33	50	22	33	7	11	4	6	66	16
WANTED OWN HOME	8	42	6	32	3	16	2	10	19	4
WANTED A COUNCIL DWELLING	2	100	0	0	0	0	0	0	2	0
DID NOT LIKE FLATS	4	36	5	45	2	18	0	0	11	3
WANTED UPSTAIRS FLAT	2	100	0	0	0	0	0	0	2	0
WANTED GARDEN	1	100	0	0	0	0	0	0	1	0
WANTED COALFIRE	0	0	0	0	1	100	0	0	1	0
TO BE NEAR SHOPS	0	0	1	100	0	0	0	0	1	0
TO BE NEAR WORK	1	20	1	20	2	40	1	20	5	1
TO BE NEAR/WITH RELATIVES	6	19	16	52	5	16	4	13	31	7
WANTED A CHANGE	1	100	0	0	0	0	0	0	1	0
TO BE IN NORTH EAST	0	0	2	100	0	0	0	0	2	0
HEALTH REASONS	4	31	7	54	1	8	1	8	13	3
PERSONAL REASONS	1	50	0	0	1	50	0	0	2	0
COUNCIL MAINTENANCE										
VERY WELL	39	67	10	17	6	10	3	5	58	14
FAIRLY WELL	86	53	62	38	7	4	7	4	162	38
POORLY	43	24	75	41	31	17	32	18	181	43
DON'T KNOW	9	39	9	39	3	13	2	9	23	5

Table 8:11. Gateshead: Desire of Households to Move, 1968.

	Households wanting				Total	
	to move		to remain		No.	%
	No.	%	No.	%	No.	%
Households in Sample	185	44	239	56	424	100
Level of Satisfaction						
Completely satisfied	27	15	150	85	177	42
Fairly satisfied	81	52	75	48	156	37
Rather dissatisfied	34	72	13	28	47	11
Completely dissatisfied	43	98	1	2	44	10
Socio-Economic Class						
Small Employer	0	0	3	100	3	1
Professional Worker	1	100	0	0	1	0
Intermediate Non-Manual	0	0	1	100	1	0
Junior Non-Manual	9	41	13	59	22	5
Personal Service Worker	3	100	0	0	3	1
Foreman and Supervisor	2	20	8	80	10	2
Skilled Manual Workers	43	46	51	54	94	22
Semi-Skilled Manual	45	51	43	49	88	21
Unskilled Manual	8	50	8	50	16	4
Own Account Worker	4	67	2	33	6	1
Retired	59	37	101	63	160	38
Unemployed	11	55	9	45	20	5

TABLE 8:12. GATESHEAD: REASONS FOR HOUSEHOLDS WANTING TO MOVE, 1968.

House Type	HOUSEHOLDS WANTING																		TOTAL No.							
	Larger Accommodation		Smaller Accommodation		Accommodation in better area		More Modern Accommodation		Own Privately Owned Accommodation		Accommodation without stairs		To be near Relatives		Smaller garden/flats		To move for health reasons			To be in Country		Lower Rents				
	No.	%	No.	%	No.	%	No.	%	No.	%	No.	%	No.	%	No.	%	No.	%		No.	%	No.	%			
Households in Sample	28	15	29	16	56	30	38	20	4	2	15	8	6	3	2	1	10	5	5	3	3	2	1	0	185	
<u>House Type</u>																										
2 Rooms	3	17	0	0	7	39	2	11	0	0	2	11	3	17	0	0	0	0	3	17	0	0	1	5	18	
3 Rooms	21	21	13	13	27	27	20	20	3	3	11	11	3	3	2	2	9	9	2	2	3	3	0	0	100	
4 Rooms	2	4	12	27	11	25	12	27	0	0	2	4	0	0	0	0	1	2	0	0	0	0	0	0	44	
5 Rooms	2	9	4	17	11	48	4	17	1	4	0	0	0	0	0	0	0	0	0	0	0	0	0	0	23	
<u>Household Size</u>																										
Individual	0	0	9	56	2	12	1	6	0	0	3	19	1	6	1	6	0	0	0	0	0	0	0	0	16	
Small Adult	3	6	14	28	10	20	5	10	0	0	6	12	5	10	1	2	2	4	4	8	2	4	1	2	50	
Small Family	4	14	1	3	12	4	9	31	1	3	2	7	0	0	0	0	4	14	0	0	0	0	0	0	29	
Large Family	14	34	0	0	19	46	6	15	1	2	1	2	0	0	0	0	2	5	0	0	1	2	0	0	41	
Large Adult	7	14	5	10	13	26	17	35	2	4	3	6	0	0	0	0	2	4	1	2	0	0	0	0	49	
<u>Age of Housewife</u>																										
Very Young	0	0	0	0	0	0	0	0	1	100	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	
Young	13	21	4	7	24	39	13	21	2	3	0	0	0	0	0	0	7	11	1	2	0	0	0	0	61	
Middle Aged	9	14	11	17	21	32	17	26	1	1	6	9	3	5	0	0	1	1	1	1	1	1	1	1	65	
Old Aged	6	10	14	24	11	19	8	14	0	0	15	26	3	5	2	3	2	3	3	5	3	5	1	2	58	

* More than 100 per cent since some households gave more than one reason

TABLE 8:13. GATESHEAD, MOST DISLIKED FEATURE OF INTER-COUNCIL DWELLINGS, 1968.

HOUSEHOLDS IN SAMPLE	DWELLINGS HAVING									
	2 ROOMS		3 ROOMS		4 ROOMS		5 ROOMS		TOTAL	
	NO.	%	NO.	%	NO.	%	NO.	%	NO.	* %
	37	9	232	55	108	25	47	11	424	
DON'T KNOW	13	35	74	32	35	32	21	45	143	34
OLD BATH	7	19	19	8	8	7	3	6	37	9
OLD TOILET	5	13	4	2	2	2	1	2	12	3
OLD SINK	8	22	14	6	9	8	4	8	35	8
OLD HANDBASIN	1	3	5	2	4	4	1	2	11	3
OLD FIREPLACE	4	11	3	1	5	5	5	11	17	4
NO HANDBASIN	2	5	0	0	0	0	0	0	2	0
COMBINED TOILET AND BATHROOM	2	5	9	4	7	6	2	4	20	5
TOILET NEAR FRONT DOOR	0	0	2	1	2	2	0	0	4	1
DOWNSTAIRS TOILET OR BATHROOM	0	0	3	1	3	3	1	2	7	2
TOILET IN KITCHENETTE	0	0	11	5	10	9	0	0	21	5
TOILET NEAR BEDROOM	0	0	1	0	0	0	0	0	1	0
ALL ROOMS LEAD TO EACH OTHER	0	0	5	2	1	1	0	0	6	0
NO SITTING ROOM (PARLOUR)	0	0	6	3	6	5	1	2	13	3
SEPARATE LIVING ROOM AND PARLOUR	0	0	0	0	0	0	2	4	2	0
BEDROOMS TOO SMALL	3	8	16	7	5	5	2	4	26	6
KITCHEN TOO SMALL	4	11	31	13	12	11	3	6	50	12
BATHROOM TOO SMALL	3	8	7	3	5	5	1	2	16	4
BATHROOM IN KITCHENETTE	0	0	0	0	2	2	0	0	2	0
TOO MANY SMALL CUPBOARDS	1	3	4	2	1	1	0	0	6	1
INSUFFICIENT STORAGE SPACE	1	3	6	3	5	5	2	4	14	3
CUPBOARDS IN LIVING ROOM	0	0	3	1	2	2	0	0	5	1
NO AIRING CUPBOARD	0	0	0	0	2	1	0	0	2	0
PANTRY TOO SMALL	0	0	2	1	0	0	0	0	2	0
PANTRY IN LIVING ROOM	0	0	2	1	1	1	1	2	4	1
PANTRY AT FRONT OF DWELLING	0	0	1	0	0	0	0	0	1	0
ONLY ONE (OUTSIDE) DOOR	5	13	17	7	0	0	0	0	22	5
DOOR AT SIDE OF HOUSE	2	5	3	1	0	0	1	2	6	1
TOO MANY (INSIDE) DOORS	0	5	4	2	3	3	2	4	9	2
BACK DOOR OPPOSITE FRONT	0	0	1	0	0	0	0	0	1	0
NO ELECTRIC LIGHT ON STAIRS	1	3	1	0	0	0	0	0	2	0
NO LIGHT SWITCH AT BOTTOM OF STAIRS	1	3	0	0	0	0	0	0	1	0
POOR HEATING	1	3	7	3	6	5	1	2	15	3
INSUFFICIENT POWER POINTS	0	0	8	3	6	5	0	0	14	3
NO LIGHT IN TOILET	0	0	2	1	0	0	0	0	2	0
STAIRS TOO STEEP	4	11	4	2	1	1	1	2	10	2
BEND IN STAIRCASE	0	0	1	0	2	2	0	0	3	1
STAIRCASE CEILING TOO HIGH	1	3	5	2	1	1	1	2	8	2
NO NATURAL LIGHT ON STAIRS	0	0	1	0	0	0	0	0	1	0
STAIRS OPPOSITE LIVING ROOM	0	0	1	0	0	0	1	2	2	0
STEEL WINDOW FRAMES	5	13	45	19	17	16	3	6	70	16
INSUFFICIENT NATURAL LIGHT	1	3	3	1	1	1	0	0	5	1
NON-ABSORBENT CEILING	0	0	2	1	1	1	1	2	4	1
DAMP	4	11	16	7	4	4	2	4	26	6
INSIDE COALHOUSE	1	3	26	11	11	11	4	8	42	10
BARE PIPES	0	0	2	1	0	0	0	0	2	0
WATER TANK UNCOVERED	0	0	5	2	3	3	1	2	9	2
POOR HOT WATER SYSTEM	0	0	5	2	0	0	0	0	5	1
KITCHENETTE NOT PLASTERED	1	3	1	0	5	5	3	6	10	2
NO WASH-HOUSE	1	3	2	1	2	2	1	2	6	1
METERS IN LIVING ROOM	0	0	1	0	0	0	0	0	1	0
GARDEN TOO LARGE	1	3	10	4	6	5	4	8	21	8

* MORE THAN 100 PER CENT SINCE SOME HOUSEWIVES DISLIKED MORE THAN ONE FEATURE

Table 8:14. Gateshead: Most Liked Feature of Inter-War Council Dwellings, 1968.

	Dwellings having								Total	
	2 Rooms		3 Rooms		4 Rooms		5 Rooms		No.	%
	No.	%	No.	%	No.	%	No.	%		
Households in Sample	37	9	232	55	108	25	47	11	424	
Don't Know	27	73	173	75	75	69	33	70	308	73
Compact	5	13	8	3	1	1	1	2	15	3
Spacious Rooms	2	5	11	5	8	7	2	4	23	5
Large Kitchenette	0	0	1	0	3	3	1	2	5	1
Separate Sitting Room	0	0	0	0	0	0	2	4	2	0
Kitchen at Front of Dwelling	0	0	2	1	0	0	0	0	2	0
Large Bedrooms	0	0	1	0	1	1	0	0	2	0
Bedrooms off Landing	0	0	1	0	0	0	1	2	2	0
Inside Toilet	0	0	1	0	0	0	0	0	1	0
Separate Toilet and Bathroom	0	0	3	1	3	3	2	4	8	2
Fixed Bath	1	3	1	0	2	2	1	2	5	1
Hot Water Supply	0	0	0	0	3	3	1	2	4	1
Indoor Coalhouse	0	0	2	1	0	0	0	0	2	0
Central Heating	0	0	0	0	1	2	0	0	1	0
Self-contained Property	0	0	2	1	5	5	1	2	8	2
Ample Sunlight	0	0	14	6	11	10	3	6	28	7
No Stairs	2	5	3	1	0	0	0	0	5	1
Hallway	0	0	1	0	0	0	0	0	1	0
Garden	0	0	11	5	7	6	4	8	22	5
Upstairs Accommodation	0	0	1	0	0	0	0	0	1	0

More than 100 per cent since some housewives liked more than one feature.

Table 8:15. Gateshead: Level of Maintenance Performed by Tenants, 1968.

	Tenant does						Total	
	Nothing		Internal Decorating		Decorating and Modernising		No.	%
	No.	%	No.	%	No.	%		
Households in Sample	9	2	169	40	246	58	424	100
<u>House Type</u>								
2 Rooms	1	3	24	65	12	32	37	100
3 Rooms	6	3	86	37	140	60	232	100
4 Rooms	2	2	32	30	74	68	108	100
5 Rooms	0	0	27	57	20	43	47	100
<u>Age of Housewife</u>								
Very Young	0	0	1	25	3	75	4	100
Young	1	1	41	38	66	61	108	100
Middle Aged	1	1	50	38	82	61	133	100
Old Aged	7	4	77	43	95	53	179	100
<u>Persons Per Room</u>								
Less than 0.33	4	10	12	29	25	61	41	100
0.34 - 1.49	5	1	129	39	195	59	329	100
More than 1.50	0	0	28	52	26	48	54	100
<u>Number Permanently Employed</u>								
0 persons	6	4	68	47	70	49	144	34
1 person	3	2	64	38	103	61	170	40
2 persons	0	0	23	32	48	68	71	17
3 or more persons	0	0	14	36	25	64	39	9

Table 8:16. Gateshead: Frequency with which Households Decorate Inter-War Council Property, 1968.

	Don't know		Frequency with which households decorate												Median Value (months-approx)
	Every 6 to 11 months		Every 12 to 23 months		Every 24 to 35 months		Every 36 to 47 months		Every 48 to 59 months		Every 60 to 72 months		%		
	No.	%	No.	%	No.	%	No.	%	No.	%	No.	%			
<u>Living Room</u>	18	4	73	17	205	48	97	23	15	3	9	2	7	2	16
<u>House Type</u>															
2 Rooms	4	11	6	16	11	29	12	32	3	8	0	0	1	3	29
3 Rooms	9	4	35	15	111	48	60	26	8	3	4	2	5	2	27
4 Rooms	5	5	18	17	57	53	18	17	4	4	5	5	1	1	25
5 Rooms	0	0	14	30	26	55	7	15	0	0	0	0	0	0	23
<u>Bedroom</u>	19	4	27	6	117	28	158	37	70	16	21	5	12	3	24
<u>House Type</u>															
2 Rooms	4	11	4	11	9	24	6	16	11	30	1	3	2	5	35
3 Rooms	10	4	15	6	60	26	87	37	40	17	14	6	6	3	36
4 Rooms	5	5	5	5	30	28	44	41	14	13	6	5	4	4	35
5 Rooms	0	0	3	6	18	38	21	45	5	11	0	0	0	0	31
<u>Kitchenette</u>	22	5	65	15	184	43	106	25	21	5	17	4	9	2	17
<u>House Type</u>															
2 Rooms	4	11	5	13	13	35	9	24	3	8	1	3	2	5	28
3 Rooms	12	5	32	14	93	40	72	31	10	4	7	3	6	3	28
4 Rooms	6	5	18	17	51	47	16	15	8	7	8	7	1	1	25
5 Rooms	0	0	10	21	27	57	9	19	0	0	1	2	0	0	25

Table 8:17. Gateshead: Modernising Activities of Tenants on Inter-War Council Property.

	Dwellings having								Total	
	2 Rooms		3 Rooms		4 Rooms		5 Rooms		No.	%*
Households in Sample	No.	%	No.	%	No.	%	No.	%	No.	%*
<u>Modernising Activity</u>										
Install new fireplace	11	92	96	69	53	72	10	50	170	69
Install power points	6	50	53	37	15	19	4	20	78	31
Install gas points	0	0	3	2	0	0	0	0	3	1
Plaster scullery walls	1	8	0	0	4	54	3	15	8	3
Modernise doors	2	17	84	60	33	44	11	55	130	53
Box bath in	1	8	69	49	27	36	8	40	105	43
Box pipes in	0	0	8	6	5	7	2	10	15	6
Remove coalhouse	1	8	9	6	3	4	1	5	14	6
Convert coalhouse to										
(i) Storage	1	8	15	11	3	4	1	5	20	8
(ii) Wash-house	0	0	1	1	0	0	0	0	1	0
Convert pantry to storage	0	0	2	1	1	1	0	0	3	1
Remove pantry	0	0	4	3	0	0	0	0	4	2
Remove cupboards	0	0	3	2	2	3	0	0	5	2
Fit wall cupboards	0	0	7	5	7	9	1	5	15	6
Fit new sink unit	1	8	61	44	34	46	6	30	102	41
Fit new toilet	0	0	3	2	0	0	1	5	4	2
Fit new handbasin	0	0	3	2	1	1	1	5	5	2
Fit new bath	0	0	7	5	1	1	1	5	9	4
Insulate roof	0	0	0	0	1	1	0	0	1	0
Fit modern windows	0	0	5	4	2	3	3	15	10	4
Tile floors	0	0	13	9	3	4	0	0	16	6
Tile ceilings	0	0	4	3	1	1	0	0	5	2
Lower ceilings on stairs	0	0	20	14	6	8	2	10	28	11

*More than 100 per cent since households may have performed more than one activity.

Table 8:18. Gateshead: Ten Most Unsatisfactory Features of Inter-War Council Dwellings.

	Index of			
	Dissatisfaction and Improvement Combined		Improvement	
	No.	%	No.	%
Households in Sample	424	100	424	100
Old fireplace	187	44	170	40
Old bath	151	36	114	27
Old sink	137	32	102	24
Old doors	130	31	130	31
Insufficient power points	95	22	81	19
Steel window frames	80	19	10	2
Inside coalhouse	77	18	35	8
Small kitchenette	54	13	4	1
Insufficient storage space	37	9	23	5
Staircase ceiling too high	36	8	28	7

Chapter IX. The Use and Standard of Accommodation Provided by the Inter-War Council Dwelling: Gosforth, a Comparative Study, 1968.

Table 9:1. Gosforth: Density of Occupation of Inter-War Council Dwellings, 1968.

	Persons Per Room						Total	
	Up to 0.33		0.34 to 1.49		1.50 or more		No.	%
	No.	%	No.	%	No.	%		
Households in Sample	5	5	85	85	10	10	100	100
<u>House Type</u>								
2 Rooms	0	0	9	100	0	0	9	
3 Rooms	3	9	29	85	2	6	34	
4 Rooms	2	5	29	76	7	18	38	
5 Rooms	0	0	18	95	1	5	19	
<u>Household Type</u>								
M.A. Individual	1	20	0	0	0	0	1	
O.A. Individual	4	80	5	6	0	0	9	
M.A. Small Adult	0	0	7	8	0	0	7	
O.A. Small Adult	0	0	23	27	0	0	23	
Y. Small Family	0	0	7	8	0	0	7	
M.A. Small Family	0	0	3	3	0	0	3	
Y. Large Family	0	0	12	14	7	70	19	
M.A. Large Family	0	0	3	3	1	10	4	
O.A. Large Family	0	0	1	1	0	0	1	
Y. Large Adult	0	0	7	8	1	10	8	
M.A. Large Adult	0	0	14	16	0	0	14	
O.A. Large Adult	0	0	3	3	1	10	4	
<u>Desire to Move</u>								
Want to move	1	20	29	34	6	60	31	
Do not want to move	4	80	56	66	4	40	64	

Table 9:2. Gosforth: Position of Household in Relation to the Bedroom Standard, 1968.

	Dwellings with								Total
	2 Rooms		3 Rooms		4 Rooms		5 Rooms		
	No.	%	No.	%	No.	%	No.	%	
Households in Sample	9	9	34	34	38	38	19	19	100
<u>Households having</u>									
2 Bedrooms below	0	0	0	0	1	3	1	5	2
1 Bedroom below	0	0	1	3	4	10	3	16	8
Equal to standard	9	100	12	35	5	13	1	5	27
1 Bedroom above	0	0	21	62	19	50	9	47	49
2 Bedrooms above	0	0	0	0	9	24	5	26	14

Table 9:3. Gosforth: The Use of Inter-War Council Dwellings by Households, 1968.

	Dwellings with								Total	
	2 Rooms		3 Rooms		4 Rooms		5 Rooms		No.	%
	No.	*%	No.	*%	No.	*%	No.	*%	No.	%
Households in Sample	9	9	34	34	38	38	19	19	100	100
Households having room Not intended for sleeping in & not used for such	9	50	31	30	37	24	37	39	114	31
Intended and used only for sleeping in	9	50	48	47	79	52	47	49	183	50
Used as a bedroom and living room	0	0	3	3	1	1	1	1	5	1
Used as a bedroom and study	0	0	3	3	19	12	2	2	24	6
Used as a spare bedroom	0	0	15	15	15	10	8	8	3	10
Intended as a bedroom but used as a sewing room	0	0	0	0	1	1	0	0	1	0
Intended as a bedroom but used for storage	0	0	2	2	2	1	0	0	4	1

* Percentage of total number of rooms correct to the nearest whole number

Table 9:4. Gosforth: Facilities Provided by Inter-War Council Dwellings, 1968.

	Dwellings with								Total
	2 Rooms		3 Rooms		4 Rooms		5 Rooms		
	No.	%	No.	%	No.	%	No.	%	
Households in Sample	9		34		38		19		100
Households having Kitchen sink and waste	9	100	34	100	38	100	19	100	100
Separate washbasin	9	100	34	100	38	100	19	100	100
Fixed bath or shower	9	100	34	100	38	100	19	100	100
Hot and cold water	9	100	34	100	38	100	19	100	100
All rooms warm enough to be comfortable	8	89	18	53	7	18	7	37	40
Windows in each room	9	100	34	100	38	100	19	100	100
Electric lights in each room	9	100	34	100	38	100	19	100	100

Table 9:5. Gosforth: Level of Satisfaction of Inter-War Council Tenants with Cooking Facility, 1968.

	For the amount of cooking to be done cooker is								Total
	Very Good		Fairly Good		Not Very Good		Not At All Good		
	No.	%	No.	%	No.	%	No.	%	
Households in Sample	51		35		5		9		100
<u>House Type</u>									
2 Rooms	4	44	2	22	0	0	3	33	9
3 Rooms	22	65	9	26	2	6	1	3	34
4 Rooms	13	34	19	50	2	5	4	10	38
5 Rooms	12	63	5	26	1	5	1	5	19
<u>Household Size</u>									
Individual	6	60	2	20	0	0	2	20	10
Small Adult	19	63	9	30	1	3	1	3	30
Small Family	5	50	4	40	0	0	1	10	10
Large Family	11	46	10	42	0	0	3	12	24
Large Adult	10	38	10	38	4	15	2	8	26
<u>Age of Housewife</u>									
Young	11	32	17	50	1	3	5	15	34
Middle Aged	19	65	7	24	3	10	0	0	29
Old Aged	21	57	11	30	1	3	4	11	37

Table 9:6. Gosforth: Use of Bathroom in Inter-War Council Dwellings, 1968.

	Bathroom used for				Total	
	Personal Hygiene		Additional Uses		No.	%
	No.	%	No.	%		
Households in Sample	60		40		100	
<u>House Type</u>						
2 Rooms	6	67	3	33	9	100
3 Rooms	21	62	13	38	34	100
4 Rooms	18	47	20	53	38	100
5 Rooms	15	79	4	21	19	100
<u>Household Size</u>						
Individual	6	60	4	40	10	100
Small Adult	21	70	9	30	30	100
Small Family	3	30	7	70	10	100
Large Family	14	58	10	42	24	100
Large Adult	16	61	10	38	26	100
<u>Age of Housewife</u>						
Young	17	50	17	50	34	100
Middle Aged	21	72	8	28	29	100
Old Aged	22	59	15	40	37	100

Table 9:7. Gosforth: Location of Toilet in Inter-War Council Dwellings, 1968.

	Dwellings with								Total
	2 Rooms		3 Rooms		4 Rooms		5 Rooms		
	No.	%	No.	%	No.	%	No.	%	
Households in Sample	9		34		38		19		100
Household having Toilet in bathroom	0	0	1	3	8	21	0	0	9
Separate toilet and bathroom	9	100	12	35	29	76	15	79	65
Outside toilet	0	0	21	62	1	3	4	21	26

Table 9:8. Gosforth: The Level of Satisfaction of Tenants with the Hot Water Supply in Inter-War Council Dwellings, 1968.

	Households obtaining sufficient hot water								Total	
	All of the time		Most of the time		Some of the time		Almost never		No.	%
	No.	%	No.	%	No.	%	No.	%		
Households in Sample	38		50		10		2		100	
<u>House Type</u>										
2 Rooms	2	22	6	67	1	11	0	0	9	100
3 Rooms	12	35	18	53	3	9	1	3	34	100
4 Rooms	14	37	19	50	5	13	0	0	38	100
5 Rooms	10	53	7	37	1	5	1	5	19	100
<u>Household Size</u>										
Individual	3	30	6	60	1	10	0	0	10	100
Small Adult	12	40	17	57	1	3	0	0	30	100
Small Family	4	40	4	40	1	10	1	10	10	100
Large Family	10	42	12	50	1	4	1	4	24	100
Large Adult	9	35	11	42	6	23	0	0	26	100
<u>Age of Housewife</u>										
Young	15	44	15	44	2	6	2	6	34	100
Middle Aged	11	38	13	45	5	17	0	0	29	100
Old Aged	12	32	22	59	3	8	0	0	37	100

Table 9:9. Gosforth: Socio-Economic Class of Head of Household of Inter-War Council Dwellings, 1968.

	Dwellings with								Total
	2 Rooms		3 Rooms		4 Rooms		5 Rooms		
	No.	%	No.	%	No.	%	No.	%	
Number in Sample	9		34		38		19		100
<u>Socio-Economic Class</u>									
Large Employer	0	0	1	3	0	0	0	0	1
Intermediate Non-Manual	0	0	0	0	2	5	0	0	2
Junior Non-Manual	0	0	1	3	4	10	0	0	5
Personal Service	1	11	0	0	0	0	0	0	1
Foreman and Supervisor	0	0	1	3	0	0	1	5	2
Skilled Manual Worker	0	0	7	21	18	47	7	37	32
Semi-skilled Manual	0	0	6	18	6	16	6	32	18
Unskilled Manual	0	0	2	6	1	3	0	0	3
Own Account Worker	0	0	1	3	0	0	1	5	2
Retired	8	89	15	44	5	13	3	16	31
Unemployed	0	0	0	0	2	5	1	5	3

TABLE 9:10. GOSFORTH: LEVEL OF SATISFACTION OF HOUSEHOLDS WITH DWELLING, 1968.

	HOUSEHOLDS WHICH ARE								Total No.
	Completely Satisfied		Fairly Satisfied		Rather Dissatisfied		Completely Dissatisfied		
	No.	%	No.	%	No.	%	No.	%	
Households in Sample	54		32		12		2		100
<u>House Type</u>									
2 Rooms	7	78	2	22	0	0	0	0	9
3 Rooms	22	65	9	26	3	9	0	0	34
4 Rooms	13	34	17	45	6	16	2	5	38
5 Rooms	12	63	4	21	3	16	0	0	19
<u>Age of Housewife</u>									
Young	12	35	14	41	7	21	1	3	34
Middle Aged	14	48	11	38	3	10	1	3	29
Old Aged	28	76	7	19	2	5	0	0	37
<u>Length of Tenancy</u>									
39-49 years	4	67	2	33	0	0	0	0	6
29-38 years	17	74	4	17	2	9	0	0	23
23-28 years	1	100	0	0	0	0	0	0	1
19-22 years	3	75	1	25	0	0	0	0	4
14-18 years	5	42	5	42	1	8	1	8	12
9-13 years	12	71	3	18	2	12	0	0	17
4- 8 years	3	13	12	52	7	30	1	4	23
0- 3 years	9	64	5	36	0	0	0	0	14
<u>Reasons for Moving</u>									
Previous accommodation condemned/ demolished	8	100	0	0	0	0	0	0	8
Previous accommodation required by owner	3	60	2	40	0	0	0	0	5
Wanted cheaper accommodation	1	33	2	67	0	0	0	0	3
Wanted smaller accommodation	6	50	4	33	1	8	1	8	12
Wanted larger accommodation	17	44	14	36	8	20	0	0	39
Wanted better accommodation or better area	4	44	4	44	1	11	0	0	9
Wanted own home	2	100	0	0	0	0	0	0	2
Did not like flats	1	33	2	67	0	0	0	0	3
Wanted garden	0	0	1	100	0	0	0	0	1
To be near/with relatives	4	57	2	29	0	0	1	14	7
To live in Gosforth	1	100	0	0	0	0	0	0	1
Health reasons	4	80	0	0	1	20	0	0	5
Personal reasons	3	60	1	20	1	20	0	0	5
<u>Council Maintenance</u>									
Very Well	19	76	6	24	0	0	0	0	25
Fairly Well	23	48	19	40	5	10	1	2	48
Poorly	11	44	6	24	7	28	1	4	25
Don't Know	1	50	1	50	0	0	0	0	2

Table 9:11. Gosforth: Desire of Households to Move, 1968.

	Households wanting				Total	
	to Move		to Remain		No.	%
	No.	%	No.	%	No.	%
Households in Sample	36		64		100	
<u>Level of Satisfaction</u>						
Completely satisfied	8	15	46	85	54	
Fairly satisfied	17	53	15	47	32	
Rather dissatisfied	9	75	3	25	12	
Completely dissatisfied	2	100	0	0	2	
<u>Socio-Economic Class</u>						
Large Employer	1	100	0	0	1	
Intermediate Non-Manual	1	50	1	50	2	
Junior Non-Manual	3	60	2	40	5	
Personal Service Worker	0	0	1	100	1	
Foreman and Supervisor	0	0	2	100	2	
Skilled Manual Workers	17	53	15	47	32	
Semi-skilled Manual Worker	4	22	14	78	18	
Unskilled Manual Worker	0	0	3	100	3	
Own Account Workers	0	0	2	100	2	
Retired	7	23	24	77	31	
Unemployed	3	100	0	0	3	
<u>Efforts Made to Move</u>						
Applied for transfer	3	100	0	0	3	
None	33	34	64	66	97	

Table 9:12. Gosforth: Reasons for Households Wanting to Move, 1968.

	Households wanting												Total					
	Larger Accommodation			Smaller Accommodation			Accommodation in better area			More Modern Accommodation			Own Private Owned Accommodation		Accommodation without stairs		To be near Relatives	
	No.	%	No.	%	No.	%	No.	%	No.	%	No.	%	No.	%	No.	%	No.	%
Households in Sample	9	25	6	17	4	11	10	28	6	17	4	11	2	5	36			
<u>House Type</u>																		
2 Rooms	1	100	0	0	0	0	0	0	0	0	0	0	0	0	1	0	1	6
3 Rooms	3	50	1	17	0	0	0	0	1	17	0	0	0	17	1	17	0	22
4 Rooms	4	18	4	18	4	18	7	32	4	18	3	14	0	0	0	0	0	7
5 Rooms	1	14	1	14	0	0	3	43	1	14	1	14	1	14	1	14	0	0
<u>Household Size</u>																		
Individual	0	0	1	100	0	0	0	0	0	0	0	0	0	0	0	0	0	1
Small Adult	1	14	3	43	1	14	1	14	1	14	1	14	1	14	2	29	0	7
Small Family	2	50	0	0	0	0	0	0	2	50	0	0	0	0	0	0	0	4
Large Family	4	29	0	0	2	14	6	43	3	21	0	0	0	7	0	0	1	14
Large Adult	2	20	2	20	1	10	3	30	0	0	2	20	1	10	2	20	1	10
<u>Age of Housewife</u>																		
Young	7	39	0	0	2	11	5	28	4	22	0	0	2	11	0	0	2	18
Middle Aged	1	12	1	12	1	12	4	50	1	12	2	25	0	0	0	0	0	8
Old Aged	1	10	5	50	1	10	1	10	1	10	2	20	0	0	0	0	0	10

* More than 100 per cent since some households gave more than one reason.

Table 9:13. Gosforth: Most Disliked Feature of Inter-War Council Dwellings, 1968.

	Dwellings having								Total	
	2 Rooms		3 Rooms		4 Rooms		5 Rooms		No.	%*
	No.	%	No.	%	No.	%	No.	%		
Households in Sample	9		34		38		19		100	
Don't Know	4	44	11	32	7	18	7	37	29	
Old Bath	0	0	1	3	2	5	0	0	3	
Old Toilet	0	0	0	0	1	3	0	0	1	
Old Sink	0	0	1	3	0	0	0	0	1	
Old Gas Stove	0	0	0	0	1	3	0	0	1	
Outside Toilet	0	0	7	21	2	5	0	0	9	
Combined Toilet and Bathroom	0	0	0	0	3	8	0	0	3	
Toilet near Front Door	0	0	0	0	1	3	0	0	1	
Downstairs Toilet or Bathroom	0	0	1	3	4	10	1	5	6	
Toilet in Kitchenette	0	0	0	0	1	3	0	0	1	
All rooms lead to each other	0	0	3	9	1	3	0	0	4	
No Sitting Room (Parlour)	0	0	1	3	3	8	0	0	4	
Bedrooms too small	0	0	0	0	3	8	1	5	4	
Kitchen too small	0	0	2	6	1	3	3	16	6	
Bathroom too small	0	0	0	0	1	3	1	5	2	
Insufficient Storage Space	1	11	2	6	1	3	2	10	6	
Kitchen at front of dwelling	0	0	2	6	7	18	0	0	9	
Door at side of house	0	0	0	0	0	0	1	5	1	
Too many (inside) doors	1	11	0	0	2	5	2	10	5	
Poor heating	1	11	0	0	4	10	1	5	6	
Insufficient power points	0	0	0	0	4	10	1	5	5	
No light in toilet	1	11	0	0	0	0	0	0	1	
Stairs too steep	0	0	1	3	0	0	0	0	1	
Steel window frames	1	11	4	12	8	21	4	21	17	
Insufficient natural light	0	0	0	0	3	8	1	5	4	
Ceilings too low	0	0	0	0	1	3	0	0	1	
Damp	1	11	3	9	2	5	0	0	6	
Kitchenette not plastered	0	0	0	0	0	0	1	5	1	
Meters in living room	0	0	1	3	0	0	0	0	1	
Garden too large	1	11	2	6	1	3	0	0	4	

*More than 100 per cent since some housewives disliked more than one feature.

Table 9:14. Gosforth: Most Liked Features of Inter-War Council Dwellings, 1968.

	Dwellings having								Total
	2 Rooms		3 Rooms		4 Rooms		5 Rooms		*
	No.	%	No.	%	No.	%	No.	%	
Households in Sample	9		34		38		19		100
Don't Know	5	55	16	47	22	58	12	63	55
Compact	2	22	5	15	2	5	1	5	10
Spacious Rooms	0	0	2	6	5	13	1	5	8
Large Kitchenette	0	0	0	0	3	8	0	0	3
Separate Sitting Room	0	0	0	0	0	0	1	5	1
Separate Toilet and Bathroom	0	0	2	6	1	3	0	0	3
Central Heating	0	0	0	0	0	0	1	5	1
Ample Sunlight	0	0	0	0	1	3	0	0	1
No Stairs	1	11	4	12	0	0	0	0	5
Self-contained Property	0	0	3	9	0	0	1	5	4
Garden	2	22	6	18	6	16	2	10	16
Side Door	0	0	0	0	0	0	1	5	1
Free from Damp	0	0	0	0	0	0	1	5	1

*More than 100 per cent since some housewives liked more than one feature.

Table 9:15. Gosforth: Level of Maintenance Performed by Tenants, 1968.

	Nothing		Tenant does				Total	
			Internal Decorating		Decorating and Modernising			
	No.	%	No.	%	No.	%	No.	%
Households in Sample	3		50		47		100	
House Type								
2 Rooms	0	0	9	100	0	0	9	100
3 Rooms	3	9	15	44	16	47	34	100
4 Rooms	0	0	15	39	23	61	38	100
5 Rooms	0	0	11	58	8	42	19	100
Age of Housewife								
Young	0	0	9	26	25	74	34	100
Middle Aged	0	0	14	48	15	52	29	100
Old Aged	3	8	27	73	7	19	37	100
Persons Per Room								
Less than 0.33	1	20	4	80	0	0	5	100
0.34 - 1.49	2	2	40	47	43	51	85	100
More than 1.50	0	0	6	60	4	40	10	100
Number Permanently Employed								
0 persons	3	9	23	68	8	23	34	100
1 person	0	0	13	34	25	66	38	100
2 persons	0	0	9	56	7	44	16	100
3 or more persons	0	0	5	42	7	58	12	100

Table 9:16. Gosforth: Frequency with which Households Decorate Inter-War Council Property, 1968.

	Frequency with which households decorate														Median Value (Months-approx)	
	Don't Know		Every 6 to 11 months		Every 12 to 23 months		Every 24 to 35 months		Every 36 to 47 months		Every 48 to 59 months		Every 60 to 72 months			
	No.	%	No.	%	No.	%	No.	%	No.	%	No.	%	No.	%		
<u>Living Room</u>	12	12	8	8	42	42	25	25	10	10	2	2	1	1	18	
<u>House Type</u>																
2 Rooms	2	22	0	0	3	33	2	22	2	22	0	0	0	0	28	
3 Rooms	7	21	2	6	13	38	10	29	2	6	0	0	0	0	24	
4 Rooms	2	5	3	8	21	58	8	21	1	3	2	5	0	0	16	
5 Rooms	1	5	3	16	4	21	5	26	5	26	0	0	1	5	25	
<u>Bedroom</u>	12	12	1	1	16	16	37	37	23	23	7	7	4	4	29	
<u>House Type</u>																
2 Rooms	2	22	0	0	2	22	2	22	2	22	1	11	0	0	34	
3 Rooms	7	21	0	0	4	12	15	44	4	12	1	3	3	9	29	
4 Rooms	2	5	0	0	6	16	16	42	10	26	4	10	0	0	28	
5 Rooms	1	5	1	5	4	21	4	21	7	37	1	5	1	5	32	
<u>Kitchenette</u>	12	12	8	8	44	44	23	23	10	10	2	2	1	1	18	
<u>House Type</u>																
2 Rooms	2	22	0	0	3	33	2	22	2	22	0	0	0	0	28	
3 Rooms	7	21	4	12	13	38	8	23	2	6	0	0	0	0	18	
4 Rooms	2	5	1	3	24	63	8	21	1	3	2	5	0	0	16	
5 Rooms	1	5	3	16	4	21	5	26	5	26	0	0	1	5	25	

Chapter X. Conclusion: Inter-War Council Dwellings - the Scope for Modernisation.

Table 10:1. Tyneside: Local Authority Housing Repairs Account, 1966/1967.

Local Authority	Contributions per Dwelling (£)	Expenditure per Dwelling		Closing balance per Dwelling (£)
		Pre-1945 (£)	Post-1945 (£)	
COUNTY BOROUGHES	17/ 2/-	24/ 2/-	14/ 4/-	6/12/-
Gateshead	21/ 7/-	20/19/-	14/13/-	20/ 9/-
Newcastle	15/ -/-	24/17/-	10/17/-	4/16/-
South Shields	13/18/-	19/15/-	9/16/-	11/13/-
Tynemouth	20/ -/-	34/ 6/-	12/11/-	6/ 1/-
NON-COUNTY BOROUGHES	17/ -/-	26/10/-	14/ -/-	9/12/-
Jarrow	12/10/-	13/ 8/-	7/ -/-	6/ 8/-
Wallsend	17/ 3/-		17/ 2/-	5/12/-
Whitley and Monkseaton	16/ 3/-	16/18/-	9/ 2/-	11/19/-
URBAN DISTRICTS	17/ -/-	26/ 8/-	14/ 8/-	9/18/-
Blaydon	14/ -/-	11/10/-	11/19/-	3/ 9/-
Felling	15/ 1/-	16/ 2/-	16/ 3/-	2/ 6/-
Gosforth	15/ -/-	22/ 9/-	16/12/-	4/12/-
Hebburn	16/ -/-	21/13/-	7/18/-	5/14/-
Newburn	15/ 9/-	21/ 2/-	10/ 1/-	10/ 3/-
Ryton	15/ 5/-	17/15/-	14/ 8/-	1/ 7/-
Whickham	16/ -/-		16/ 1/-	1/ 3/-

Source: Institute of Municipal Treasurers and Accountants, "Housing Statistics", 1966/1967.

Table 10:2. South Shields: Modernisation Scheme for One Semi-Detached, Five-Roomed (B3) House Erected, 1922.

Operation	Total Cost			Grant Earning			Repairs		
	£	s.	d.	£	s.	d.	£	s.	d.
Remove back-boiler, fireplaces and ranges, and fit 88KD heating unit in living room	126	10	0	95	10	0	31	0	0
Remove existing direct hot water system, and replace with indirect system	61	10	0	61	10	0			
Install 13 amp. power point and 30 amp. cooker control unit	32	10	0	29	10	0			
Renew floors and finish with Thermoplastic tiles	135	15	0	135	15	0			
Remove larder and provide entrance to scullery from kitchen	38	0	0	38	0	0			
Provide new sink units and copper service pipes	32	0	0	32	0	0			
Provide kitchen floor and wall units	40	0	0	40	0	0			
Enlarge bathrooms	20	0	0	20	0	0			
Provide new bath, lavatory basin and low-level W.C. suite, new copper tubing and soil pipe	70	0	0	70	0	0			
Provide linen cupboard	20	0	0	20	0	0			
Modernise all existing small-paned windows to improve natural lighting	82	10	0	82	10	0			
Replace all existing wiring, pendants and switches	48	0	0	5	0	0	43	0	0
Insulate roof	9	10	0	9	10	0			
Construct 15 cwt. brick coke bunker	20	0	0	20	0	0			
Make good all improvements (plastering and decorating)	54	0	0	54	0	0			
<u>Optional Items</u>									
Second W.C. in former fuel	108	0	0						
Central heating	110	0	0						
5 per cent professional fees	36	4	0	36	4	0			
	1,044	9	0	749	9	0	77	0	0