

for the acquisition of property in some of the worst neighborhoods; but while a considerable investment was made in condemned tenement structures, the work of building others on the same bad models was going on apace. At length a committee was appointed to make inquiry and report to the council upon the sanitary laws and arrangements of the large cities and towns of the kingdom.

As laid before Parliament, in 1865, the scheme covered an area of 88 acres, which then contained a population of 51,294; the average mortality of the area for some years past being 38.64, with epidemic diseases the cause of 36 per cent. of the deaths. The average density was nearly 600 to the acre, and in various parts of the district it exceeded 1,000—the total inhabitancy of the city then being 423,723, covering an area of 5,063 acres, and showing therefore an average density of eighty-three as contrasted with 583 in the area to be dealt with. The financial side of the scheme looked plausible. The initial outlay was estimated at about \$7,250,000, and it was expected that the re-sale of building-sites would pay back all but \$750,000. A new park was to be made at a cost of \$200,000, and the paving and sewerage of three or four miles of new-made streets was estimated at \$325,000. For all the advantages of improved streets, improved health, and improved general appearance of the town the rate-payers were not to be charged at all dearly.

The council committee which carried out the improvements acquired some further powers and did more than was originally contemplated. Besides purchasing the 88 acres and some other small areas in the crowded parts of the city, they acquired and laid out in streets and squares for workingmen's residences two estates known as "Overnewton" and "Oatlands." They also formed an important open space, the "Cathedral Square," in a densely populated neighborhood, and carried out other large enterprises not at first in the list. Their operations were very vigorous from 1869 to 1876, and were coincident with, if not directly the cause of, much house-building and real estate speculation in Glasgow.