

APPENDIX No. 2

a trust which represents the tenants as well as the manufacturers. This removes the objection of the employer being the landlord of his workmen, but it still means that the village is developed on the tenancy rather than the home-owning system.

Co-partnership Societies

Before the war, one of the most successful forms of housing enterprise in England was that promoted by the Co-partnership Tenants, Ltd., of which Mr. Henry Vivian is Chairman. It is probable that during the years immediately preceding the war no other organization was responsible for so much building by private enterprise. Unfortunately, the organization was very hard hit by the Rent Restriction Act which had the effect of preventing them from realizing sufficient return on their property. Following the difficulties thereby created, the cost of building increased enormously and the Government prevented the erection of houses except for war purposes. The general result has been that during the war little building was done and since the war the Co-partnership Tenants, Ltd., have only been operating in a very small way and are not able to take advantage of the terms offered by the Government. On the other hand, Sir Henry Tudor Walters, M.P., is Chairman of an organization which describes itself as a Public Utility Society. This organization is building houses in connection with new collieries, by arrangement with the owners and with the aid of Government funds. These new developments will be planned in such a way as to provide model settlements, but they will be largely subsidized by the Government. Whatever advantages are given to the tenants in the way of improved dwellings will be the result of the Government contribution towards the cost of building the houses. This is another instance of private enterprise subsidized by Government funds.

The co-partnership scheme is a sort of compromise between ownership and tenancy. A co-partnership society consists of members who are partly shareholders and partly tenants. As shareholders they receive a return on their money in the form of semi-annual interest and as tenants they pay a rent which is supposed to represent an economic return on the cost. In their capacity as shareholders they own the houses of the society in bulk. Thus they may be described as not owning any house but owning a part of all the houses owned by their society.

The general effect therefore of the system of developing model towns and villages in England has been to increase rather than diminish the tendency towards tenancy. In Canada, on the other hand, it would probably be necessary to so organize model settlements as to encourage home ownership.

The Co-partnership Tenants, Ltd., control twelve estates with an estimated cost, when completed, of about \$15,750,000 on pre-war figures. Apart from a village development at Guildford, the Tenants Company is not interested in any large operations at the present time. The Guildford scheme is being carried out under co-partnership rules but independently of the parent Tenants Society. The Guildford scheme is to develop 600 acres of land and to build 200 houses before September, 1921. As an example of the cost of land in England the Guildford scheme is interesting. The company has acquired 646 acres of meadow and arable land in a rich agricultural district and in one of the most beautiful locations in England. The purchase price paid for the land, including two farm houses, farm buildings, and 11 cottages, is less than \$300 per acre, probably equivalent to about \$200 for bare land. The site is on the high ground and has 24,000 feet of frontages already existing on a good highway. It is under a mile from Guildford station which is 30 miles from London. It is served by three main track railways and the non-stop trains take 43 minutes for the journey. Guildford has a population of about 25,000.

The money to be provided for this scheme will be partly from loan stock of the Guildford town council, mortgages of the original owner, the Earl of Onslow, and the Government loans of two-thirds of the cost of building the houses.

I will now deal briefly with the five movements in connection with housing, land settlement and industrial distribution, in England, in the order already set forth.