

Falkland 1900-2000

Year 1922

(As researched by Jack Burgess)

22nd July 1922

Article in *The Fife News*: **Falkland's Housing Scheme:**



An Up-to-date Crescent:

"The picturesque town of Falkland, perhaps one of the most popular inland holiday resorts in this part of Fife, has proved that although in many respects it is isolated from larger business centres, it is not in any way lacking in enterprise. As a matter of fact, the manner in which this historic burgh has conceived and carried out its housing scheme has shown that its rulers are possessed of greater perseverance and energy than many more densely populated neighbourhoods.

During the years of the war, when labour was scarce, and the cost of material prohibitive, the repairing of buildings had to be postponed until the dawn of a better day, with the result that even the most substantial of the older buildings began to show signs of wear and tear, and, in extreme cases, to become uninhabitable. Falkland, in this respect, fared no better than its neighbours, and its policy in adding to the housing accommodation of the town is therefore highly commendable."

Ten Houses Occupied:

"Within about two years the scheme has been outlined and materialised. While other districts are still occupied in the futile task of framing and re-framing their building plans, Falkland has forged steadily ahead, and now holds within its precincts a smart new crescent of houses, whose harled brick walls show up in sharp relief against the blue-grey background of the Lomonds. Appropriately enough, the cognomen of the new addition to the town is Lomond Crescent. There are twenty houses in all, and 10 of these are occupied – two five-roomed, two four-roomed, and six three-roomed. The remaining 10 will be completed and occupied by August."

The Living Room:

"Each house has been created on the most up-to-date lines, and with all the latest labour-saving appliances installed. Taking the three-roomed house as a type of the others, a short description might be of general interest. Each house stands well apart from its neighbour, with ample garden space in front and behind. A prettily painted front door, with glass panels at the top, opens into a well-lit lobby or hall. On the left is the living room, a square, compact apartment, with large double windows. In the old-fashioned type of working-class house, this room would be the kitchen; but the modern builder has dispensed with the unsightly sink, which no amount of camouflage could ever render ornamental. Then the kitchen range has given place to the new inter-oven grate, which looks exactly like a parlour fire, but provides hot water and oven conveniences, without – this is an important clause for house-wives – all

the labour of cleaning and polishing entailed by the use of the old-fashioned range. Another point equally important is the fact that the economy in coal, as compared with the old style of cooking, or heating water is great. The walls of the living-room are distempered a pretty light shade, and the stained wood skirting of the walls and the mantel-piece complete the attractive appearance of the interior."

Scullery Equipments:

"Behind the living-room is the scullery, a large airy, stone-floored room, in striking contrast to the poky, badly-ventilated adjuncts of the older houses which too often come under this category. A self-filling boiler, in which water can be heated in a quarter of an hour, and with a tap to draw off the water, will make washing-day a pleasure for the Falkland house-wives. Large tubs and sinks, and a fixture for a gas cooker, are further conveniences; while in the roof of this scullery is hung an excellent clothes pulley. Opening off the scullery is a stone cellar, with a spacious, shelved pantry, a coal cellar (in the house, yet close to the back door, to prevent coal-dust being carried into the house, and a niche which could be used for storing bicycles, etc."

Bedroom Accommodation:

"Climbing the broad staircase, which, by the way is well-lit and ventilated by a large window, one finds two rooms, which can be used as a bedroom and a sitting-room, or as two bedrooms. Both, as in the case downstairs, are decorated in artistic fashion. In one room there is a deep, hanging wardrobe, and just within the door of the other, is a capacious linen cupboard.

All the other houses are built, on the same plan, and when the crescent is completed, it will undoubtedly form an acquisition to the burgh. From the upper windows of the houses a comprehensive view of the surrounding country is obtainable. There is as yet no gas in the houses, but all the fittings are complete, and it is expected that gas will be laid on soon. Among the conveniences of each house, one must not forget to mention the fact that hot and cold water form part of the equipment of each house, and of course there are first-class bathrooms."



Moderate Rents:

"The rents are remarkably moderate. The three-roomed houses are rented at £15; the four-roomed £18; and the five-roomed £21.

No idea can be given yet of the cost of each type of house, as, since the scheme was first commenced, there has been a reduction both in the cost of material, and in the price of labour."

Contractors:

"The contractors, who are as follows, are to be congratulated on their workmanship in connection with the building: -

Architect – Mr Haxton, Leven.

Builders – Messrs D. Berwick, Kingskettle, and R. Ramsay, Leslie.

Plaster and slater work – W. Peggie, Falkland.

Joiners – J. Mitchell, Leslie.

Plumbers – Henry Hutchison & Son, Kirkcaldy.

Glaziers – Wm. Haxton & Co., Kirkcaldy.

Clerk of Works – Mr R. Todd, Markinch."

Conditions of Let:

"As was only to be expected, certain conditions of let have been drawn up, and the tenants have been requested to adhere strictly to these. The chief conditions are as follows: -

1. *Occupancy – The house shall be used by the tenant as a private dwelling-house only, and shall be kept clean and tidy and properly fired and aired. The tenant shall also keep in neat and good condition the garden, drying green, and ground attached to the house. He shall occupy and use the several apartments and other accommodation of the house for the respective purposes for which they are designed. No overcrowding or misuse of any part of the house will be permitted.*
2. *Tenant's Responsibilities – The tenant shall be held responsible for the prevention of breakages and damage. He shall make good all damage which may be caused by his fault or negligence, or by the fault or negligence of members of his family, or of other persons residing in the house. The tenant shall be liable for the repair of any damage caused by installation or removal of furniture or other effects. He shall take every precaution for the prevention of damage by fire or by the bursting of water pipes. He shall be responsible for the proper use of the kitchen range and the cleaning of the chimney flues. He shall also be responsible for securing that there shall be no defacement or injury done to the fittings of the house, including gas fittings, doors, facings, hinges, locks, shelving, grates, etc. Cracked or broken panes of glass will immediately be replaced by the tenant, unless he proves to the satisfaction of the factors that the breakage was caused by some person for whom he is not responsible, or was due to some occurrence beyond his control. Window blinds shall be provided and upkept by the tenant.*
3. *Sanitary and Water Appliances – The tenant shall keep in good order the whole sanitary and water appliances, including drains, traps, sinks and ground fixtures. The water closet and bath shall be used only for the purpose for which they are respectfully intended. No slop water or refuse or solid substance shall be emptied into the water closet, and no solid matter (such as tea leaves or vegetables or other refuse) shall be placed in the sink. The tenant will be held responsible for the repair of any drains and sanitary fittings which may become choked or defective, unless he proves to the satisfaction of the factors that the chokage or defect has not been caused through improper use on the part of*

himself or any member of his family, or other person residing in the house.

4. *Keeping of Animals – The tenant shall not keep animals, poultry, pigeons or fowls in or about the premises without the written approval of the factors, nor shall he utilise the premises for the keeping of a number of dogs. Any tenant who may keep a dog shall effectually prevent it from straying on to his neighbours' ground or from damaging fittings, hedges, etc.”*