

Brought forward ... ..	1,367	10	10
5 per cent. establishment charges ...	68	7	1
Allowance for continuous pay ...	80	0	0
Insurance ... ..	4	0	0
	<u>£1,519</u>	<u>17</u>	<u>11</u>

These figures show a considerable reduction on the original estimate sent in by the Guild, and a saving on the private builders' prices of at least £200 a house. With regard to all other Guild contracts, there is no statistical evidence of lower costs apart from the actual estimates submitted in competition with other contractors; but in the schemes visited, all the evidence, apart from actual figures, indicated that the final costs would be considerably below contract figures.

An analysis of the estimates sent in by the seven competitors for the Walthamstow Council Scheme for 400 workmen's dwellings shows that the accepted estimate of the London Guild was more than £14,000 below the lowest estimate submitted by the private contractors, or an average saving of, approximately, £36 per house.

At Walkden a contract was secured by the Bolton Building Guild. There were four competitors for the first sixty-four houses. The difference between the highest tender and the Guild estimate was £12,244, or £191 a house. The Guild estimate was £5,626 (or £87 18s. a house) less than the lowest tender submitted by a building contractor. Even the Guild estimate was regarded as too high by the Ministry of Health. In conjunction with the Ministry the estimates were revised, and on the revised figures the Guild secured a contract for 138 houses. The contract figures (gross) were as follows:

A type, £923; B type, £960; B<sub>4</sub> type, £981.

The Manchester City Corporation has entered into contracts for the building of 2,500 houses. At Clayton and Weaste, the Guild has secured contracts for 100 and 184 houses respectively. It was not possible to obtain figures as to the estimates submitted by private contractors, nor was it possible to obtain actual figures as to the cost of houses which private contractors had completed. Tenders were submitted for particular types of houses, regardless of location of housing schemes within the City. The following estimates apply to both contracts which the Manchester Guild has obtained. It should be noted that these estimates were sent in at the end of October when building costs were at their highest. The figures are as follows:—

Type A3, drawing 6 ... ..	£824
" B3 " 4 ... ..	£1,038
" B3 " 12 ... ..	£1,054
" B4 " 3 ... ..	£1,060

Guild officials are confident that the final costs will be considerably below this, and this view is supported by officials of the Manchester City Corporation. A number of houses were nearing completion on the Clayton scheme, and it is expected that figures as to actual cost will be available in the early summer. Allowing for the difficulties of exact comparison, even of similar types of houses,

it will be possible, when private contractors' accounts have been settled, to decide whether the Guilds can in fact build cheaper than the ordinary contractor.

At present, only thirteen Guild contracts have been sanctioned—two for London and eleven in the country. They are in operation at the following places: Altrincham, Bedwell, Brierfield, Clayton, Greenwich, Kendal, Ross, Rotherham, Tredegar, Walkden, Walthamstow, and Weaste.

As an example of the efforts which the Building Guilds are making to impress upon their members the nature of their movement, we print here a copy of a poster exhibited in the workshops:—

#### BOLTON BUILDING GUILD.

Office: 17 WOOD STREET, BOLTON.

Fellow Guildsmen,

Remember we are being watched by the whole community. We and our movement are on our mettle, we are on our trial. If we do our bit, conscious of these facts, we shall win through. If we appreciate the attempt to improve conditions of labour, and the system of continuous pay, it behoves each workman on this contract, from the highest to the lowest, to do his level best to prevent waste of any kind of materials or time, and to take every care of tools and plant owned by the Guild.

Just as sure as the success of our movement stands for the passing of the old idea of "*laissez-faire*," so sure does the success depend on each and all working for the Guild.

It is essential that the highest discipline must be maintained. Insubordination cannot be allowed for a moment. Those placed in charge must be obeyed. On the other hand suggestions or ideas for the more efficient carrying out of any part of the contract are to be encouraged. These to be given to the departmental foreman concerned.

All grievances should be given to the Secretary in writing and signed, when they will be investigated by the Committee.

FINALLY let each workman work side by side in good fellowship, free from envy, selfishness and conceit. Scamp nothing, shirk no job, pleasant or otherwise, but each do his best—leave the rest to the righteousness of our cause, and those who have made it their duty to interest themselves in our movement, and

SUCCESS WILL SURELY COME.

*Yours fraternally,*

THE GUILD COMMITTEE.

In summing up, it is important to remember that the Guilds are of quite recent growth, and the extent of their operations is comparatively small. It is necessary also to bear in mind that a new organisation tends to attract the keener men. As to whether the pace and quality so far obtained by the Guilds will be maintained, time alone will show. The present situation, however, may be summed up as follows:—

1. The Guilds have proved that they are organised on business-like lines and are able to carry out building operations in a workmanlike manner.

2. The quality of the work produced is distinctly above the average.

3. The weight of evidence goes to show that the output per man on Guild contracts is as good as that obtained by the best private contractors, and certainly higher than most.

4. It is not yet possible to make any definite statement as to comparative building costs, but, from the evidence obtained, there is ground for believing that the cost of building on Guild contracts is likely to be lower than the average costs in the districts where the Guilds are not operating.

(Concluded.)