

Mr. Willis 580

February 6th, 1961

NI/GP/61/15

NATIONAL INSTITUTE FOR RESEARCH IN NUCLEAR SCIENCE
GENERAL PURPOSES COMMITTEE

Housing Requirements

Note by the Secretary

The enclosed paper is not on the agenda for the meeting on February 10th and it may well be considered to be too late for consideration at the meeting particularly in view of the heavy agenda.

As will be seen, however, the matter is urgent and unless the Chairman decides to take it at the meeting I shall be very grateful if members will accept it as a paper for consideration by correspondence, and will let me know whether they approve, in which case I would refer it to the Chairman as usual when replies have been received.

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Circulation: to Members of the G.P.C.
to Members of the Governing Board for information.

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Housing Requirements

Note by the Secretary

In May 1960 the Committee approved a proposal to build 34 houses at Rush Common at a cost of £118,000. Unfortunately, the site has proved to be much more difficult and, therefore, more costly to develop than was anticipated. It is now known that the scheme would cost approximately £150,000. This is considered too much for the type of house envisaged and it is proposed to abandon the scheme.

2. A review of housing requirements corresponding to the complement figures in NI/GP/60/37 was given in paper NI/GP/60/40. This indicated that 130 houses now would be needed by mid 1962 and a further 60 by mid-1964. There has been a subsequent increase of 30 in the complement for 1962/63 due to the taking over of outside manufacture and inspection, and this has resulted in an increase of 10 in the estimated number of houses. At the same time, the probable requirements have been analysed in some detail in order to find out how many houses of different sizes and types will be wanted. A copy of this analysis up to 1962 is appended.

3. The latest review suggest that by March 1963 the staff may increase by about 285 in grades eligible for housing. In addition, some 15 staff are already on the waiting list for houses. Not all the additional staff will be married, but about 190 may be entitled and ask for houses, including the 15 already waiting. Of these 190, about 140 are expected to be in post by the middle of 1962 and to fulfil housing requirements the task falls into two phases, namely,

- (i) to provide approximately 140 houses by mid-1962; and
- (ii) to increase the number to about 190 by mid-1963.

The second phase will, of course, be reviewed in the light of experience and as additional information regarding actual requirements becomes available; approval for it is not being requested now, but if the first phase is to be completed in time, every effort must be made to acquire sites and begin development during the next few months.

4. Negotiations are already proceeding for the purchase of 26 houses, and the Abingdon Borough Council have undertaken to provide about 14 houses for tenants nominated by the Institute by mid 1962. In addition, we are hoping to build eight houses at The Vineyard, Abingdon (NI/GP/61/11) some of which may be offered to A.E.R.E., but if 5 of these houses are allocated to Institute staff, then a total of 45 (26 + 14 + 5) houses will become available from the sources mentioned in this paragraph, towards the 140 estimated to be required in the first phase, leaving 95 to be built on sites to be acquired.

5. Sites. It is almost certain that we can acquire land for 24 semi-detached houses at Didcot with the probability that additional land can be bought, if required. It would be preferable, however, to build at Abingdon and Harwell, if possible, and we are hopeful that land can be bought at these two places quickly enough for the timetable of phase 1 to be maintained.

Our hope is that we shall be able to acquire 3 acres of land at Didcot for the building of the 24 houses mentioned, 7 acres at Abingdon on one or more sites for the building of 56 houses, and 2 acres at Harwell for about 15 houses, primarily for shift workers and others who should live near the Rutherford Laboratory. It is important, however, that we should be authorised to vary these proportions and/or to purchase land elsewhere in the locality if it should be shown to be necessary or advantageous to do so as negotiations with site owners proceed. The cost of 12 acres of suitable land may be approximately £50,000. The cost of developing the site at Didcot with 24 semi-detached houses is estimated at £75,000 to £80,000.

6. The Committee are asked to agree that the scheme at Rush Common be abandoned, resulting in a saving of £118,000 and to give approval to the expenditure of £135,000 as follows:-

- (i) the purchase of 12 acres of land suitable for building development at a cost not exceeding £55,000; and
- (ii) the building of 24 semi-detached houses at South Queensway, Didcot, at a cost not exceeding £80,000.

7. Further proposals will be submitted for developing other sites as they are required.

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Grade (1)	No. on W/L. at 15/12/60 (2)	Estimated total in- crease in complement 15/12/60 - 31/3/62 (3)	Estimated no. to be housed (inc. col. 2) (4)	Breakdown of types of houses likely to be required (taking into account salary/wages, likely age, marital status and size of family of different grades and assuming a number of higher posts will be filled by promotion								Total (13)
				2 B/R (5)	3 B/R Terraced (6)	3 B/R S.D. W.G.S. (7)	3 B/R S.D. W.G. (8)	3 B/R D. W.G. (9)	4 B/R S.D. W.G.S. (10)	4 B/R S.D. W.G. (11)	4 B/R D. W.G. (12)	
Senior & Banded		7	4									4
P.S.O.		9	6					2				2
S.S.O./S.O.	1	32	18	1		10	4	1	1	2		6
Eng.I		5	3				1	1		1		18
Eng.II	2	7	4				2	1		1		3
Eng.III		4	2			2	1		1			4
A.D.E.		9	5			4	1					2
Draughtsman	1	6	4			3	1					5
Chief Exptl. Off.		1	1				1	1				4
Sen. Exptl. Off.		7	4			2	1					1
Exptl. Off.	1	16	11	2		7	1		1			11
Sen. Exec. Off.		1	1					1				1
Tech.B	1	4	3			2	1					3
Tech.I		12	8	1	6	6			1			8
Tech.II	2	39	27	2	3	13	1		5			27
Tech.III		7	4			1						4
Mechanics	3	39	26	2	20				4			26
Misc. Special Allocations	4		9		5	4						9
Total	15	205	140	8	34	54	13	6	14	5	6	140