

IN CONFIDENCE

19th July, 1961

NI/GP/61/40

NATIONAL INSTITUTE FOR RESEARCH IN NUCLEAR SCIENCE

GENERAL PURPOSES COMMITTEE

Housing Development at South Queensway, Didcot

Note by the Chairman of the
Rutherford Laboratory Housing Committee

1. Paper NI/GP/61/29 of the 29th May sought, inter alia approval for an amendment increasing the number of houses to be built at South Queensway from 24, previously approved to 31. The paper was dealt with by correspondence and the amendment approved.
2. Treasury approval has now been received for the scheme at a total cost not exceeding £120,000, including the land.
3. Wallingford Rural District Council have agreed in principle to the sale of the land and the terms of sale are in the final stage of negotiation in consultation with the District Valuer. The price will take into account the use to the Council and future developers of the roadworks to be carried out by the Institute and is likely to be approximately £5000 for the four acres.
4. Invitations to tender for the scheme were issued by S.W.O. Contracts Office, Tadley. Tenderers were invited to submit their own basic designs, modified as necessary to comply with a broad specification and to conform generally with outline planning consent already given by the County Planning Officer. Six firms have tendered as follows:-

Frederick Minns Ltd., Oxford,	£ 76,643
G. T. Crouch Ltd., Kingston	£ 93,441
G. Wimpey Ltd., London	£ 94,520
C. Boshier Ltd., Cholsey	£ 96,155
Walden Ltd., Henley	£ 96,983
Blakes Ltd., Beenham	£109,775
5. The tenders have been critically examined and technically appraised in consultation with S.W.O. Contracts Office, Tadley. Blakes' tender has been rejected on grounds both of design and cost. Of the remainder, those of Minns and Crouch are the most acceptable and have been compared in detail. Since Minns' tender is nearly £17,000 less than that of Crouch, particular care has been taken to look for defects in size, design layout and specification. Nothing has been found to suggest that the houses offered by Minns will be inferior to those of other tenderers. With minor improvements to the basic design estimated to cost £1500 Minns tender will be entirely comparable with that of Crouch. It is recommended, that, the tender submitted by Frederick Minns Ltd., Oxford, be accepted.
6. All the tenderers have included in their specifications for facing bricks of a cheap quality. These are not acceptable and in any event are in such short supply that to use them would delay the scheme by about nine months. Better facing bricks are readily available at an additional cost of approximately £3000 for the whole scheme. It is recommended that these better quality bricks be used.

7. Two four bedroomed terraced houses are included in Minns tender. The design and size of these is particularly attractive. They were in fact originally designed as pairs of semi-detached houses. There is a need for a number of good four bedroomed houses and it is proposed that two pairs of 3 bedroomed semi-detached houses included in the scheme be replaced by two pairs of 4 bedroomed semi-detached houses. The additional cost for the 4 houses is estimated at £1000.

8. Tenderers were invited to submit quotations for optional extras. Our purpose is to provide houses which are adequate without being extravagant and of general standards comparable to those of the Authority. It is recommended, therefore, that "extras" estimated to cost £10,200 be included in the contract, the principal items being

(a)	Improved heating	£5,000
(b)	Outside Stores and concrete surrounds to houses	£1,600
(c)	Improved sink units and kitchen fitments	£1,500

9. It is a planning requirement that the houses have open front gardens and it will be the Institute's responsibility to provide and maintain these open fronts. The initial cost of seeding the frontage and providing a reasonable number of shrubs and trees is estimated at £1,000

10. The total cost now envisaged for the whole scheme is £108,000 made up as follows:-

	£	
1. Contract with Minns		
(a) Tender	76,643	
(b) Improvements	1,500	
(c) Higher quality bricks	3,000	
(d) Replacement of 4 three bedroomed houses by 4 four bedroomed houses	1,000	
(e) Extras	10,200	
		£
Total	£92,343	92,343
2. Land		5,000
3. Landscaping		1,000
4. Contingencies		10,000
		£108,343

11. The Committee are invited to approve the expenditure set out in paragraph 10 and to authorise S.W.O. Contracts Office, Tadley, to conclude a contract within that expenditure with Frederick Minns Ltd., Oxford for the construction of 31 houses at South Queensway, Didcot.

Rutherford High Energy Laboratory,
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