

17th December, 1961

Mr. Bowles D978
NI/GP/61/49

NATIONAL INSTITUTE FOR RESEARCH IN NUCLEAR SCIENCE

GENERAL PURPOSES COMMITTEE

Proposal for six more houses at Didcot

Covering Note by the Secretary

The attached paper proposes the building of six further houses at South Queensway, Didcot.

Owing to the satisfactory contract which was negotiated for the 31 houses already being built on this site, it is now estimated that the total of 37 houses can be built for the sum of £120,000 approved by the Treasury.

The number of houses required at Peach Croft, Abingdon, is not affected because at the same time it has become necessary to abandon an approved scheme for eight houses (at The Vineyard, Abingdon).

The houses at South Queensway are coming on very well, and the situation is quite pleasant and convenient. This small extension is confidently recommended.

The Committee's approval is, therefore, requested for the extension of the scheme from 31 to 37 houses, as detailed in paragraphs 6 and 7 of the enclosed paper, including the purchase of additional land and the extension of Frederick Minns' contract, at a total cost not exceeding £120,000.

I shall be grateful if Members will be good enough to let me know by correspondence whether they approve. I will then refer to the Chairman as usual.

A tear-off slip is appended for use in reply if desired.

J. A. V. Willis
Secretary

NI/GP/61/49

Reply from

I approve/do not approve of the proposal to provide six more houses at South Queensway, Didcot, as proposed in paper NI/GP/61/49.

Signed

To: The Secretary,
N.I.R.N.S.,
Rutherford Laboratory,
HARWELL, Didcot, Berks.

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. In May, 1961, the General Purposes Committee approved a proposal to build 31 houses on a 4-acre site at South Queensway, Didcot (NI/GP/61/29). Treasury approval was given for the scheme at a total cost not exceeding £120,000.
2. In July, 1961, the Committee agreed that a contract should be placed with Frederick Minns Ltd., and approved a total expenditure of £108,000 for the whole scheme including the purchase of land (NI/GP/61/40).
3. Also in July the Committee approved in principle a proposal to build 80 houses on approximately 12 acres of land at Peach Croft, Abingdon, at a total cost provisionally estimated at £320,000 (NI/GP/61/39). It was hoped that the phasing of these two schemes at Didcot and Abingdon could be so arranged that there would be a continued flow of houses becoming available from Peach Croft, Abingdon, immediately following completion of the Didcot scheme. It is now apparent that this will not be so. The Didcot scheme is progressing well and there is every indication that it will be completed on time, i.e. by the end of August, 1962. On the other hand, very slow progress is being made with the Peach Croft scheme. Treasury approval has not yet been given and is unlikely to be given for some time. Formal negotiations with the owners of the land cannot be opened until financial approval is obtained. Preliminary discussions with the owners and with the various local authorities concerned suggest that negotiations for planning permission may also be protracted. There seems little likelihood of our being able to place a contract for this work before March or April, 1962, at the earliest, and we are not likely to obtain houses from the scheme until the late Autumn of 1962. There is, therefore, likely to be a period between August, 1962, and the end of that year when there will be a further shortage of houses. In view of this anticipated shortage, it is proposed that the scheme at South Queensway, Didcot, should be extended.
4. The Wallingford Rural District Council are prepared to sell to the Institute a further area of land sufficient for the construction of 6 houses. The Council had already planned to sell this land as individual plots with a condition of sale that only detached houses be built. They would require the Institute to observe this condition. This would not embarrass the Institute. In fact, it would be convenient to include in a total of 37 houses a small number of detached houses and by an extension of the existing contract this could be done at reasonable cost.
5. This proposal will not affect the number of houses required at Peach Croft. It has been decided not to proceed with the proposal to build 8 houses on plots at The Vineyard, Abingdon, for which approval was given in February, 1961 (NI/GP/61/11). The latest information as to the likely costs of the plots together with a stipulation by the Borough of Abingdon of a minimum building cost per house makes the provision of houses on this site very expensive (£5,500 per house minimum) with correspondingly high rents for houses which would not be as attractive as the present A.E.R.E. four-bedroomed

houses occupied by senior staff. An extension to the South Queensway, Didcot, scheme by the provision of 6 detached houses may be regarded as being offset by the decision not to proceed with the scheme for 8 detached houses at The Vineyard, Abingdon.

6. It is anticipated that the additional houses can be provided within the sum of £120,000 originally approved by the Treasury. The present authorised expenditure and revised estimated total costs are:-

	<u>Present Approved</u> <u>Expenditure for</u> <u>31 houses</u> £	<u>Revised Estimated</u> <u>Total Cost for</u> <u>37 houses</u> £
(1) Contract with Frederick Minns Ltd.	92,343	107,250
(2) Land	5,000	8,000
(3) Landscaping	1,000	1,000
(4) Contingencies and legal charges	10,000	3,750
	<u>£ 108,343</u>	<u>£ 120,000</u>

The contract for building is at a fixed price and the addition of a further 6 houses would also be at a fixed price. It is therefore considered that the sum of £3,750 for contingencies and legal fees will be adequate. Should unforeseen circumstances arise which indicate that the contingency will be inadequate this will be reported immediately to the General Purposes Committee.

7. The Contracts Branch of Southern Works Organisation have said that there will be no procedural difficulty in extending the existing contract and the Committee are, therefore, invited to approve a proposal to extend the contract with Frederick Minns Ltd., Oxford, for 31 houses at South Queensway, Didcot, to provide 6 detached houses with garages, increasing the total number of houses to be built under the contract from 31 to 37 at a total cost not exceeding £120,000 for the whole scheme, including the purchase of land from the Wallingford Rural District Council.

Rutherford High Energy Laboratory,
HARWELL, Didcot, Berks.

Circulation : to Members of the General Purposes Committee, and
to Members of the Governing Board for information