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N.I. (G.P.)(58) 9

NATIONAL INSTITUTE FOR RESEARCH IN NUCLEAR SCIENCE

GENERAL PURPOSES COMMITTEE

Housing and Hostel arrangements for the Rutherford Laboratory

Note by the Secretary

1. Paper N.I. (58) 16 gave the state of discussion on housing, hostels and canteens at the end of May 1958. The Board decided that a paper making specific recommendations on housing and hostels should be prepared for consideration by the General Purposes Committee. Accordingly in the present paper, after bringing the information up to date, specific recommendations are made.

ESTIMATED REQUIREMENTS

2. It is now almost certain that the large hydrogen bubble chamber will be erected and tested at the Rutherford Laboratory. This will bring a team of about 15 people to the laboratory from early 1960 to mid-1961. It is thought that about 7 may require houses or flats, and about 8 hostel places. After smoothing to avoid a quite unwarranted impression of precision the figures would then become:-

<u>Year</u>	<u>Houses or Flats</u>	<u>Hostel Places</u>
1959	1	6
1960	8	20
1961	8	20
1962	8	20
1963	8	30

These figures are only rough forecasts of the average requirements. The actual requirement at any time, particularly for hostel places, is likely to fluctuate greatly, with a considerable peak in the summer.

PARTICULAR REQUIREMENTS FOR HOUSES OR FLATS

3. Owing to the close co-operation with the A.E.R.E., it is not essential to provide specially for the Institute the exact number of houses or flats which they will require. It may be assumed that the A.E.R.E. will temporarily use accommodation which the Institute has to spare, and will do their best to provide for temporary additional requirements of the Institute. Further, it is not essential to provide all the types of house or flat required, since if any built are of types useful also to the A.E.R.E., it may be assumed that exchange of accommodation to suit individual visitors will be possible. An attempt should of course be made to provide what is most suitable, and because of the relatively short stay normally expected, a block of furnished flats seems the best, but pre-fabricated houses on the Chilton site have advantages in cost and siting.
4. The Institute needs to be able to allocate houses for visitors to move straight into on dates agreed before their arrival. This is

contrary to A.E.R.E. practice, and therefore can only be done either by some special arrangement with the A.E.R.E. or by acquiring the actual ownership. It is considered most unlikely that Treasury approval could be obtained for capital expenditure on building additional houses during the difficult period ending March 1960. It might be just possible to purchase houses in the open market at the very beginning of the financial year 1960/61 in time to meet our requirements, but this course is not recommended because it would be very uncertain and, at best, would provide the Institute with scattered houses of varied types which would be inconvenient for its purposes and ill suited to efficient management with frequently changing tenants. Any arrangement under which the Institute acquired ownership of houses before April 1960 by transfer of already built or already approved houses from A.E.R.E. would be difficult to justify at a time when A.E.R.E. is itself very short of houses.

5. It is proposed therefore:-

- a) For the 1959, 1960 and 1961 requirements, A.E.R.E. should be asked to allocate up to 3 houses, as required, for tenancy on Institute nomination with 3 months' warning before the tenant arrived, but without his waiting after arrival. It would be expected that in many cases, furnished pre-fabricated houses on the Harwell site would be the most suitable accommodation.
- b) The New Works Group A.E.R.E. should be asked to prepare a scheme for a block of 10 versatile flats to suit varying individual sizes of family and designed for possible future extensions, for building in 1960/61 on an A.E.R.E. housing site, for management by A.E.R.E. on behalf of the Institute.
- c) As an alternative for comparison with b) a scheme should be prepared for transferring 10 prefabricated houses to the Institute in 1960/61 and furnishing them. Again, management would be by A.E.R.E. on behalf of the Institute. In this scheme, the relative advantages in respect of estimated remaining serviceable life, cost, suitability and siting should be studied.
- d) A.E.R.E. should be asked to co-operate in meeting the Institute housing requirements by exchanging individual accommodation to suit the needs of particular visitors by agreement when available, by using vacant Institute accommodation by agreement, and by meeting exceptional Institute needs for additional accommodation whenever possible.

PARTICULAR REQUIREMENTS FOR HOSTELS

6. Some of the Institute visitors, particularly those in hostel places, are expected to be working on shifts so that it is most desirable for the hostel accommodation to be either on the Harwell site or in only one other place, to simplify transport. It is also considered to be an advantage if the Institute visitors can be accommodated together and not dispersed in A.E.R.E. hostels. Since the requirement is still so unknown it would be an advantage to have limited accommodation at first, with room for extension.

7. The following possibilities are open:-

- a) Owing to the construction of new hostel accommodation, the A.E.R.E. expect to have accommodation in hostels on the Harwell site to meet the Institute requirements i.e. mainly single-room accommodation. This would not be in a reserved block all together (unless the Institute could pay a heavy reservation fee), and rooms would only be available by about 3 weeks' notice.

- b) A special hostel for about 30 people could be built on the Harwell site (but probably not adjacent to the Rutherford Laboratory for health physics reasons) at a cost of the order of £30,000. As it has not been budgeted for, the money could not be spent before April 1960.
- c) Two A.E.R.E. hostels in Abingdon, admittedly less economic than a purpose built hostel but very pleasing and suitable, will become available in 1959, and it is believed that A.E.R.E. would be prepared to allocate either or both of them for Institute use and to manage them. Brief details are as follows:-

	<u>Coseners House</u>	<u>Fellows Close</u>
<u>Location</u>	Abingdon	Abingdon
<u>Description</u>	Large rambling house with large riverside garden	More compact with small riverside garden
<u>Accommodation</u>		
a) At present, as arranged for junior staff with an average of 3 per room	33	33
b) Estimated after re-arrangement to suit the Institute:-		
In single rooms	7	6
In double rooms	16	14
Total	23	20
<u>Extension possible?</u>	Yes to bring total accommodation to 40 (subject to planning permission)	No
<u>Present annual cost</u> (excluding depreciation)	£7,700	£6,900
<u>Present charges</u> (including meals)	£2.17.6. (5 in room) to £3.18.6. (single room)	Similar to Coseners
<u>Income</u>	£5,100	£4,900

It is understood that if Fellows Close is not used by the Institute, the A.E.R.E. may consider using it as temporary hotel-like accommodation for families.

3. It is proposed:-

- a) That the early 1959 requirement be met by using the hostel facilities on the Harwell site offered by A.E.R.E.
- b) That A.E.R.E. be requested not to dispose of Coseners House, but to retain and manage it for the Institute from June 1959 (using any spare places where possible for A.E.R.E. personnel by agreement with the Institute). If A.E.R.E. wished, ownership could be transferred to the Institute.
- c) That the accommodation at Coseners House should be rearranged

mainly as single and double rooms with a few rooms used for a maximum of three people on occasions.

- d) That New Works Group A.E.R.E. should be asked to prepare a scheme for the possible provision of additional sleeping accommodation to increase the total capacity of Coseners House to 40 places, and to investigate the question of planning approval.
- e) That Coseners House should continue to be managed on the present basis i.e. with a reasonable charge for accommodation (which might be say £5 per week for a single room) and for an annual deficit of the order of £4,000 to be accepted as an Institute expense.
- f) That the future of Fellows Close should be discussed with A.E.R.E. to see whether it might be partly used by the Institute as accommodation for senior visitors.