

M. Bowles.

IN CONFIDENCE

NI/GP/62/33

2nd November, 1962.

NATIONAL INSTITUTE FOR RESEARCH IN NUCLEAR SCIENCE

GENERAL PURPOSES COMMITTEE

Housing at Rush Common, Abingdon

Covering Note by the Secretary

The attached paper is now submitted by Dr. Pickavance. In it, approval is requested for a contract with Frederick Minns and Co. for building 30 houses at Rush Common, Abingdon for £98,180, and for associated expenditure making a total cost of £119,180.

This is part of the scheme, originally for 80 houses at Peach Croft, Abingdon, which was cut down by the Treasury to 50 houses, and later divided between Rush Common (which is adjacent to Peach Croft) and Chilton, because of difficulty in acquiring the Peach Croft Site. The Treasury approved in August, 1962 the final scheme for 30 houses at Rush Common and 20 at Chilton, at a total cost of £220,000.

The present proposal, although it is for a contract within a Treasury approved scheme, is submitted for G.P.C. approval because the scheme has been altered as described in the previous paragraph, since it was approved by the G.P.C. on 20th July, 1961. It will be seen that the cost of these 30 houses would be much less than three-fifths of the total sum approved by the Treasury for 50 houses.

It will be seen that only one tender has been returned. However, it is a satisfactory one. To avoid any risk of withdrawal, it is essential to ask for a reply by correspondence, and a slip is appended for use for this purpose if desired.

NI/GP/62/33

To: The Secretary, N.I.R.N.S.,
Rutherford High Energy Laboratory,
Harwell, Didcot, Berks.

Housing at Rush Common, Abingdon

I approve/do not approve the proposal in paper NI/GP/62/33 to place a contract with F. Minns & Co. for 30 houses at Rush Common, Abingdon at a cost of £98,180, and for associated expenditure within the amounts detailed in the paper, making a total cost not exceeding £119,180.

Signed

Date

November, 1962.

NATIONAL INSTITUTE FOR RESEARCH IN NUCLEAR SCIENCE

General Purposes Committee

Housing Contract: Rush Common, Abingdon.

Note by the Chairman of the Rutherford Laboratory
Housing Committee

In August, 1962, the Treasury approved the building of 50 houses at Abingdon and Chilton at an estimated total cost of £220,000.

2. It is proposed that 30 houses should be built on land at Rush Common, Abingdon, to be bought from the U.K.A.E.A., and that 20 houses should be built at Chilton on land also to be bought from the Authority.
3. This paper is concerned with the proposal to build 30 houses at Abingdon.
4. In September, invitations to tender for the Abingdon development were issued by Southern Works Organisation, 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 Department. A general layout drawing of the development was seen and approved by the Chairman before tenders were invited.
5. In view of the difficulties of developing the site at Rush Common, due to the poor sub-soil conditions, expert advice was sought from Cementation Ltd., who were asked to recommend suitable foundations. Relevant extracts from their report were included with the tender documents together with a requirement that tenderers should submit detailed proposals for the construction of the foundations to the houses, roads and drains, and to guarantee these foundations and the work constructed thereon for a period of ten years.
6. Only one tender was submitted - by Frederick Minns & Co. Ltd. of Oxford - for £98,180. S.W.O. Contracts have advised that if the Institute are satisfied that this tender is acceptable, financially and technically, then the fact of it being the only tender need not preclude the placing of a contract. Frederick Minns & Co. Ltd. were the successful tenderers for the development of 37 houses for the Institute at South Queensway, Didcot. Their work on that contract, now in its final stages, has been very satisfactory. A technical appraisal of their tender in respect of the proposed Abingdon development indicates that the firm's proposals, both generally and with regard to the special requirements for foundations are technically satisfactory. Financially they are within the estimate and acceptable.
7. Included in the tender price of £98,180 is a sum of £13,000 representing the cost of the special foundations. Normal foundations would have cost approximately £1,500 and the additional charges due to the soil conditions can therefore be said to be approximately £11,500; but this will be recovered in part by the reduced valuation put on the land by the District Valuer because of the difficulties of development. His valuation is £10,000. Had the land been capable of development without special foundations, the valuation would probably have been of the order of £17,500.

The additional cost due to difficult conditions is, therefore, about £4,000 or £130 per house. Strenuous efforts have been made to find other land in Abingdon, but none is available, and to delay this proposed development would further aggravate the already serious housing position.

8. The specification calls for the construction of 30 semi-detached houses as follows:-

Type 'A' - 3 bedrooms, with a superficial area between 850 and 950 square feet	...	...	7 pairs
Type 'B' - 3 bedrooms, with a superficial area between 950 and 1,000 square feet	...	...	4 pairs
Type 'C' - 4 bedrooms, with a superficial area of not less than 1,050 square feet	...	...	4 pairs
each house to have a garage and reasonable storage facilities.			

9. The total cost envisaged for the development is £119,180 made up as follows:-

1. Proposed contract with Frederick Minns & Co. Ltd.	...	...	...	£ 98,180
2. Land	...	...	...	10,000
3. Landscaping	...	...	...	1,000
4. Contingencies and Legal Charges	...	...	...	10,000
				<u>£119,180</u>

In spite of the additional cost due to special foundations, this figure of £119,180 for 30 houses is, pro rata, well within the total provision of £220,000 for 50 houses.

10. The Committee are invited to approve the expenditure set out in paragraph 9 above, and to authorise S.W.O. Contracts Office, Tadley, to place a contract with Frederick Minns & Co. Ltd., Oxford, within that expenditure.