

22nd January, 1964.

NI/GP/64/8

NATIONAL INSTITUTE FOR RESEARCH IN NUCLEAR SCIENCE

GENERAL PURPOSES COMMITTEE

Chilton House

Submitted by T. G. Pickavance

1. At their meeting in February 1963, the Committee considered a proposal to convert Chilton House into a 13-bed hostel. They deferred a decision because an estimated annual operating loss of about £3,500 would be incurred.
2. The proposal has been re-examined and it has been concluded that it is not possible to run Chilton House as a hostel at an operating loss acceptable to the Committee. However, the hostel position, actual and potential, has changed since Chilton House was bought. The A.E.R.E. have now made hostel beds available to Rutherford Laboratory visitors and approval in principle has been given to extending the Cosener's House. Thus there is now rather better provision for single visitors who do not need to stay very close to the Laboratory. But in general the accommodation for visitors remains inadequate, and in particular there are immediate needs for accommodation for married visitors coming with their wives for a few months, and for experimental teams working long and irregular hours. These needs, when they have occurred in the past, have been met with difficulty at the Cosener's House and by using hotel accommodation. These visitors would most conveniently be accommodated in furnished flats equipped with normal cooking facilities. Chilton House could be readily converted into four furnished flats as shown in the attached drawing, at an estimated cost of £8,225, made up as follows:-

(a) Flat No. 1 (2 bedrooms, capacity 3 to 4 occupants)

Alterations including new bathroom		£250
New entrance hall		£75
New kitchen		£200

(b) Flat No. 2 (2 bedrooms, capacity 3 to 4 occupants)

Alterations to kitchen and bathroom and making good		£400
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(c) Flat No. 3 (2 bedrooms, capacity 3 occupants)

Alterations to partitions and rearrangements		£300
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(d) Flat No. 4 (1 bedroom, capacity 2 occupants)

Alterations		£250
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(e) General

Decoration - internal	£600
Decoration - external	£300

£2,375

(e) General - continued

	b/f	£2,375
Central heating and hot water supply		1,000
Complete re-wiring		400
External drainage		400
General repairs		300
Convert stabling to garages		150
Clearing of site, demolition of out- buildings and tidying		250
Furniture and fittings		3,000
Contingencies		350
		£8,225

£6,500 has already been spent on buying the house. The total estimated cost of the scheme is, therefore, £14,725.

3. The District Valuer has advised that the following rentals (including rates) would be reasonable and comparable with 'open market' rents:-

Flats 1 and 3	£5	15s.	6d.	per week
Flat 2	£6	6s.	0d.	per week
Flat 4	£5	5s.	0d.	per week

These rentals are relatively low because of the rural situation but the situation is in fact highly convenient both to the prospective tenants and to the Laboratory.

4. There would be an annual loss estimated at £850 on the operation of the flats, details being as follows:-

<u>Expenses</u>	£
Interest on capital £15,000 at 3% (half the Public Works Loan Board rate)*	450
Depreciation at 12/3% (60 years' life) *	250
Depreciation on furnishing at 20%	600
Heating	200
Rates	150
Annual maintenance	250
Total expenses	£1,900
<u>Income</u>	
The District Valuer's estimated rents, which allow for rates but not for heating £23 2s. 0d. per week	1,200 p.a.
<u>add</u> cost of heating to be recovered from tenants	200
	1,400
<u>deduct</u> allowance for only 75% estimated occupancy	350
	1,050
<u>Excess of expenses over income</u>	850
	£1,900

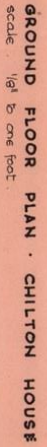
*Following A.E.A. practice

Chilton House is deteriorating because it has been unoccupied for a year. Accommodation of the types now proposed would be of great value to the operation of the Laboratory. An annual operating loss of £850 would be involved. The Committee is invited to consider whether this loss is reasonable in view of the advantages to be gained, and if they approve, to authorise the conversion of Chilton House as proposed in paragraph 3 at a total cost not exceeding £8,500. The cost of this work can be met from the provision made in estimates for minor works, most of the expenditure falling in 1964/65.

FLAT THREE



FLAT TWO



STABLES AND
LOOSE BOXES.



National Institute for Research in Nuclear Science.
Rutherford High Energy Laboratory
CHILTON HOUSE, CHILTON
PROPOSED CONVERSION TO FOUR FLATS
Philip Crane [] Architect.
drawing number R1A/H/2081A