



**Rochford District
Council**

INDEX

1975

January - December

ABATEMENT NOTICES

(i)	165 Downhall Road, Rayleigh	450
(ii)	18,36 and 46 Sutton Court Drive, Rochford	606
(iii)	1 and 4 West Cottages, High Street, Canewdon	606
(iv)	30 Sutton Court Drive, Rochford	606
(v)	1 Scotts Hall Farm Cottages, Canewdon	959
(vi)	26 Sutton Court Drive, Rochford	1116
(vii)	3 and 5 Church Street, Rayleigh	1116
(viii)	16 Oakwood Road, Rayleigh	1116
(ix)	2 London Road, Rawreth	1117
(x)	White Heather, London Road, Rawreth	1121

Accidents involving Council vehicles	626, 1217 } 1218 }
--------------------------------------	-----------------------

ALLOTMENTS

Annual Local Authority Allotments and Garden Competition	405 } 784 } 801 }
Provision of Allotments, Hullbridge	54
Rawreth Shot Allotment Site, Grazing rights	494
	987

ANGLIAN WATER AUTHORITY

Capital Schemes	222
Estimates and Charges	223,506
Appointment of Members	295
Technical Schemes	634
Financial Arrangements	649
Recreational Waterways, Private Bill	786
Collection of General Services Charge	915,1046
Programme of Capital and Minor Works	1170
Unsewered properties	1197
Cesspool emptying	223
Armorial Bearings, Grant of Arms	303
Ashington and E.Hawkwell Memorial Hall	203,989
Award of Certificates, Royal Society of Health Food Hygiene Course.	507

<u>BRAMERTON ROAD</u> - Purchase of 3 acres of land for Community use purposes	664,797,806, 907,1156
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BRITISH RAIL

Proposed closure of alternative entrances to Rochford and Hookley rail stations	1016,1181
Broadcasting - Commercial	1086
Budget - 1975	533

BUILDING REGULATIONS - RELAXATION

(i) Meadowside, West Avenue, Hullbridge	4
(ii) 6 Rookery Close, Rayleigh	5
(iii) Southend Municipal Airport	113
(iv) 17 Ferndale Road, Rayleigh	310
(v) 111 High Road, Rayleigh	389
(vi) 5 Stuart Close, Great Wakering	471
(vii) EEB, London Road, Rayleigh	471
(viii) 8 Warwick Road, Rayleigh	471
(ix) Southend Municipal Airport	555
(x) 7 Bosworth Close, Hawkwell	591
(xi) 5 Keswick Close, Rayleigh	727
(xii) 57 Harrogate Road, Hookley	727,737
(xiii) 49 Church Road, Rayleigh	738
(xiv) Southend Municipal Airport	889
(xv) 6 Talbot Avenue, Rayleigh	889
(xvi) Adjoining Dorma Lodge, Chapel Lane, Great Wakering	889
(xvii) Unit 12 Rayleigh Industrial Estate	889
(xviii) Little Elms, Larkhill Road, Canewdon	889
(xix) 349 Eastwood Road, Rayleigh	1105
Delegation to Director of Technical Services to decide applications for cavity wall insulation	471

BUS SERVICES AND FARES

Routes 22A and 22B	18,521,1008
Increase in fares by Southend-on-Sea Transport and Eastern National Omnibus Co.,	95,640
Concessionary Bus fares	236,372,921, 1206
Bus shelter, London Road, Rayleigh	394, 585
Proposed re-siting of Bus Stop London Road, Rayleigh	527
Alternative sources of Revenue	829
Byelaws, Pleasure Grounds	493

CAR PARKING

Car Parking Charges	10,516,1174
Castle Road, Licence	117
Effects of increases from 1st April,1975	641
Car Parking Panel	819
Car Parking in vicinity of Rayleigh Station	821
On street car parking Plumberow Avenue,Hockley	1017,1175
Commutation of Car parking spaces	1074

CARAVANS

(i) 64 West Avenue, Hullbridge	64
(ii) The Elms, Windermere Avenue, Hullbridge	65
(iii) The Bungalow, Durham Road, Rochford	214
(iv) Land west of Branksome Avenue, Hockley	215
(v) 7 Grasmere Avenue, Hullbridge	216
(vi) Alexanders, Lower Road, Hockley	356
(vii) Plot 1, The Elms, Windermere Avenue,Hullbridge	508
(viii) Kolym Stables, Larkhill Road, Canewdon	509
(ix) Proposed caravan, 87 Rayleigh Avenue, Rayleigh	741
(x) Unauthorised use of caravan	812, 979
(xi) Granting of Caravan Site Licences	816,1003,1166
(xii) Alteration to conditions of licence at Halcyon Caravan Park	817
Castle Hall, Rayleigh	985

CEMETERY

Proposed site, land off Rawreth Lane, Rayleigh	72,1009
Rayleigh	830
Proposed site at Rochford	831,1009
Interments, Rayleigh	849
Central Administration Expenses	687,1053,1077
Chamber of Trade	314
Charges - Schedule	1160, 1169

CITIZENS ADVICE BUREAUX

Southend Marriage Guidance Council	370
Appointment of representatives	416
Civic Amenity Sites (see heading Depot)	1182

CIVIC CENTRE ROCHFORD

Hire by Playgroup	199,547
Conditions of hire	489,789
Civic Regalia	134
Community Land Act 1975	1090

COMMUNITY SERVICES CO-ORDINATING COMMITTEE

Honorarium to Secretary	53
Transport Services for elderly and disabled	131
Appointment of Honorary Secretary	986
Computer Facilities Joint Consortium	568

CONFERENCES

(i) Social Services 17th February, 1975	31
(ii) National Housing and Town Planning Council	136
(iii) Association of District Councils	137, 291, 559, 703
(iv) Rating and Valuation Conference	293
(v) Institute of Housing Managers	331
(vi) Environmental Health Congress	358, 1023
(vii) Royal Town Planning Institute	400, 748
(viii) Council for protection of rural England	491
(ix) National Road Safety Congress	520, 646
(x) Joint Conference of local authority associations	566
(xi) National Playing Fields Association	663
(xii) Inlogov Seminar on review of management structures	711
(xiii) Social Services Conference 17th February 1976	1135
(xiv) National Home Safety Conference	1168
Conservation of Old Rochford	476

CONTRACTS

(i) Con.495 - Erection of 138 dwellings at Malting Villas Estate, Rochford	176, 177, 613, 622, 722, 750, 776
(ii) Con.623 - Remedial works to foul drains at r/o 3 South Street, Rochford	246
(iii) Con.624 - Alteration and extension of mechanics workshop Rochford Depot	247
(iv) Con.634 - Supply of Bedford K.C. Tipping Truck	248, 379
(v) Con.633 - Resurfacing of Garage forecourts at Rochford Garden Way	334
(vi) Con.632 - Western Area Surface Water Sewerage Scheme - Phase 1	361
(vii) Con.635 - Supply of 2 refuse vehicles	377
(viii) Con.636 - Supply of 4 Bedford trucks and 1 van	377
(ix) Con.636A - Supply of 1 van	377
(x) Con 631 - Provision of refuse skips	633
(xi) Con 646 - T.V. Survey of Trunk Sewers	635
(xii) Con.639 - Replacement of chain link fencing	658
(xiii) Con.198(ex RUDC) Renewal of Metal Window frames	698
(xiv) Con.620 - French Windows, Coronation Close	699
(xv) Con.662 - Electrical Rewiring	777, 1140

(xvi)	Con.661 - New Memorial entrance Ashington Playing Field	792,984
(xvii)	Con.644 - Supply of Tractor	793
(xviii)	Con.651 - Re-surfacing of Tennis Courts, Fairview playing field	803
(xix)	Con.649 - Barringtons Cottages, Rayleigh Market	916
(xx)	Con.606 - Improvements Hambro Hill	927,937,1052,1145
(xxi)	Con.647 - Erection of 5 houses, Seaview Drive, Gt.Wakering	1141
(xxii)	Supply of Plastic refuse sacks	1188
(xxiii)	Installation of fuel tanks at Rochford Depot	1207

CONTRAVENTIONS

(i)	82 Helena Road	7
(ii)	Greenacres, Park Gardens, Hawkwell	66
(iii)	108 and 110 New Road, Great Wakering	272
(iv)	41 Hullbridge Road, Rayleigh	272
(v)	27 Windsor Gardens, Hockley	272
(vi)	Rayleigh Shopping Market Club	278,315
(vii)	17/21 Main Road, Hockley	392
(viii)	7 Silchester Corner, Great Wakering	472
(ix)	Land Fronting Arterial Road, Rayleigh	472
(x)	221 Greensward Lane, Ashington	472
(xi)	Land at Klondyke Avenue, Rayleigh	472
(xii)	Helmsley Garden Centre	556
(xiii)	Hockley Downs Stables	556,747,942,1020,1072, 1167
(xiv)	Land r/o New Hall House	556
(xv)	The Grange, Murrells Lane and Moat House, Pevensey Gardens	628
(xvi)	The Firs, Eastwood Road, Rayleigh	714
(xvii)	Carter and Saunders Farm, Rawreth Lane, Rayleigh	739
(xviii)	13 Oakwood Road, Rayleigh	747
(xix)	Lower Barn Farm, London Road, Rayleigh	890
(xx)	Speranza, Rosilian Drive, Hockley	890
(xxi)	Swallow Nursery, London Road, Rayleigh	890
(xxii)	65 Spa Road, Hockley	890
(xxiii)	80 London Road, Rayleigh	1069

COUNCIL, COMMITTEES, SUB-COMMITTEES AND PANELS

Development Services	Revenue Estimates 1975/76	3
Housing Services	" " "	26, 75
Recreation and Amenities	" " "	47
Environmental Health	" " "	63

Finance and Personnel Revenue Estimates 1975/76	100
Recreation Centre Management Committee	48, 1153
Home and Water Safety Panel	69,1007
Committee Structure and Incidence of Meetings	106,155,414
Policy and Resources Committee Special Meeting 4th February	147
Standing Orders and terms of reference	264
Bramerton Road, Hockley Development Panel	311,473
Agendas - Private and Confidential items	407
Review of work of Performance Review and Land Sub.	408
Items for review by Sub-Committee	409
Election of Chairman of Council 1975/76	431
Appointment of Vice Chairman of Council	432
Appointment of Chairman's Chaplain	433
Appointment of Chairman Policy & Resources	434
Appointment of Standing Committees	436
Appointment of Chairmen & Vice Chairmen of Standing Committees	437
Appointment of members to serve on Policy and Resources	438
Appointment of Vice Chairman of Policy and Resources and Chairmen of Performance Review and Land Sub.	439
Appointment of Performance Review Sub	440
Appointment of Land Sub	441
Terms of reference and delegation to committees	442
Timetable of meetings	443
Grange and Rawreth Development Panel	474,730,746
Conservation Panel	475,593,893,940
Appointment of Dinner Sub-Committee	485
Appointment of Mill Hall Sub-Committee	486
Appointment of Swimming Pool Panel	487
Appointment of Recreation Centre Management Committee	488
Report of Mill Hall Sub-Committee	492
Appointment of Hackney Carriage Panel	502
Appointment of Home and Water Safety Panel	503
Appointment of car parking panel	504
Appointment of road safety panel	505
Performance of Council and Committees	689,724,742
Report of Hackney Carriage Panel	710,1177
Formation of Panels	783,820
Presentation of Badge of Office to Vice-Chairman of Council	930
Report of Malting Villas Panel	981
Report of Road Safety Panel	1006, 1178
Appointment of Interviewing Panel	1080

COUNCIL EQUIPMENT AND VEHICLES

(i) Purchase of vibrating roller	917
(ii) Hire of Mechanical Sweeper	918
(iii) Hire of refuse vehicles	919
(iv) Hired transport	1085

COUNCILLORS

Councillor G.Young	40,45
Appointment of Councillor L.K.Cope to Performance Review and Land-Sub	128
Members Area	265,885,884
Question by Councillor J.H.Carter	413
Councillor A.R.Mutimer resignation	530,717
Election of District Councillor - Wheatley Ward 24th July,1975	720
Council Services Review	105
Cricket Match, Louis Drive Residents Association	490
Cricket Pitches - use by N.A.L.G.O.	991
Cycling Proficiency National Schemes	696

Dartford Tunnel Toll	133
----------------------	-----

DEBTORS

Sundry Debtors, List of write-offs	85,244,1040
Financial Regulation 7.10, Amounts for write-off	1041
Delegation to Officers	894

DEPT. OF ENVIRONMENT CIRCULARS

(i) No 24/75 Housing: Needs and Action	396,609
(ii) No 64/75 Housing expenditure changes	611

DEPOTS AT ROCHEFORD AND RAYLEIGH

Operation of Civic Amenity Skips	225
Transfer of Property Order 1975	263,515
Castle Road, provision of skips	647,833,1010, 1025
Depot storage bays	701
Derelict property, Hedgerow, Crouch Avenue, Hullbridge	525
Development control scheme	595
Development at Shotgate, Wickford	898

DITCHES

Unauthorised filling of ditch 141A Hookley Road, Rayleigh	839
25 & 25A Poplars Avenue, Hawkwell	851

ELECTIONS

Elections for Councillors in Rayleigh Central Downhall and Trinity Wards 6th February, 1975	148
District and Parish Council elections 1976	1095

ELECTRICITY LINES

Proposed 11Kv Overhead Electricity line and underground cable, Hainault Avenue to Hawkwell	790
-----------------------------------------------------------------------------------------------	-----

ESSEX COUNTY COUNCIL ACT 1952 - SECTION 47

(i) ROC/32/64/11 - Compliance with requirements	114
(ii) ROC/1076/73 - Compliance with requirements	161
Essex Development Plan Scheme	743
Essex Financial Statistics Booklet 1975/76	860
Estimates of 1975/76 Legal Fees	813
European Economic Community, laws regarding transport and vehicles	924

Financial Standing Orders - Contract	574
Fire Station Southend Road Hockley - Possible purchase	107
Fire cover Rayleigh	415,700

FLOODING

Lower Road, Hullbridge	226,362,811
The Dome, Lower Road, Hockley	836

FOOD COMPLAINTS

(i) RA/FC/24 Foreign matter in bread	212
(ii) RA/FC/29 Foreign matter in bread	213
(iii) RA/FC/23 Cigarette ends in Pork Pie	353
(iv) RA/FC/32 Plastic in sausage	354
(v) RA/FC/35 Hairs in sliced bread	355
(vi) FC/27, FC/77, FC/78, FC/87, FC/88, FC/96	814
(vii) FC/97	1002
(viii) FC/104, FC/107	1165

Food hygiene inspection 631

Food hygiene (general) regulations, 3 Eastwood Rd,
Rayleigh 815

Football pitches 205

FOOTPATHS AND BRIDLEWAYS

(i) Footpaths 20 and 22 Rayleigh	9, 827
(ii) Suggested stopping up of part of footpath 47	309
(iii) Bridleway 13, Fambridge	363,519
(iv) Public Footpath 3, Rochford	636
(v) Public Footpath 45, Rayleigh	637
(vi) Ploughing of Footpaths 12 and 13 Hockley	848

Fouling of footpaths 835

G.L.C. Purchase of Housing land and houses outside London	419,892
<u>GRANTS</u>	296,373
(i) Essex Physically Handicapped Club	87
(ii) Community Council of Essex	90
(iii) Enterprise Neptune Stage 2	91
(iv) Lady McAdden's appeal for B.U.S.T.	92
(v) Rochford and Rayleigh CAB	93
(vi) 1st Canewdon Scout Group	197,375,864
(vii) Eastern Sports Council	237
(viii) War Veterans' Association	238
(ix) Southend-on-Sea Guild of help and CAB	239
(x) Toc H Rayleigh Branch	240
(xi) National Economic Development Office	241
(xii) OPW Committee for Rochford	374
(xiii) Barling Magna County Primary School	376
(xiv) Hullbridge Community Association	550
(xv) Rochford Angling Club	676
(xvi) Sutton Parochial Church Council	677
(xvii) National Federation of O.A.Ps Rayleigh No.1	863
(xviii) Rayleigh and Rawreth O.A.Ps Voluntary Welfare Assoc.	865
(xix) Rochford and Rayleigh CAB 1976/77	866
(xx) Mayday mobile Assoc.	868
(xxi) Rawreth Parochial Church Council	1201
(xxii) New Rayleigh Choral Society	1201
(xxiii) Rochford District Sports Council	1202
Grants to voluntary organisations	1035
Grants 1976/77	1203
Gratuities	872,1209
Great Wakering common proposed scheme of Management	655
Great Wakering housing and shopping precinct-acquisition of 111/113 High Street	430

HACKNEY CARRIAGES

Provision of stand at Mill Hall	56
Licensing and control	62
Provision of Stand at Pooles Lane car park Hullbridge	116
Hackney Carriage Panel	818,1005
Hackney Carriages Progress Report	1001

HEALTH AND SAFETY AT WORK ACT

Authority	68,242
Indemnification of Officers	512
Local Authority responsibility as employers	541
Appointment of Safety Officer	709,875,1214
Heavy lorry route, pilot scheme through Battlesbridge	845
High Alumina Cement in buildings	191

HIGHWAYS

Cleansing	643
Contracts for work on claimed roads	644,1187
Signpost to Chelmsford at junction of Hockley Road and Hambro Hill, Rayleigh	650
Street name plates	651
Public utility reinstatement	824
Vehicular crossings	825
District of Basildon (A129 Shotgate re-alignment classified road) Order 1975	826
Naming of Briar Close, Hawkwell	828
Proposed amenity seat junction of High Road and Great Wheatley Road, Rayleigh	843,1015
Highway maintenance - agency function	852,854,886,1066
Excavation and reinstatement of trenches	1013
Battlesbridge By-Pass	1022,1070
Highway Maintenance - Annual Estimates	1183
- Standby payments	1184
- vehicular crossings	1185
Hire Charges - Rayleigh Pre-school playgroup	547

HISTORIC BUILDINGS

Local Authorities (Historic Buildings) Act 1962 - Grants	328,386
Hockley Woods Sale of Ice Cream	344

HOME LOSS PAYMENTS

(i) 16,24 and 48 Locks Hill	27
(ii) 37 Weir Pond Road, 12 and 52 Locks Hill	173

(iii) 41 Victoria Drive, Great Wakering	449
(iv) 194 High Street Great Wakering	449
(v) 3,31 and 59 Looks Hill	962
(vi) 27 Looks Hill	1127

HOMELESSNESS

Bed and Breakfast accommodation	181
Progress report	454

HOUSE PURCHASE LOANS

	1039
Interest rates review	94,535
Suspension of Scheme	573,674

HOUSING (GENERAL)

G.L.C. purchases of housing land and houses outside London	594
Dept. of Environment circular 24/75, Housing needs and action	609
Housing expenditure changes - Circular 64/75	611
Housing of a Pastor	619
Comprehensive housing service	1063,1079,1115

HOUSING (COUNCIL)

Council properties, Rent arrears, rebates etc.	32,33
Re-housing of warden - Finchfield, Rayleigh	36
Applicant No.3776	37
Council housing - rent policy	76
Housing points scheme	179
Ordinary Waiting list/Housing programme correlation	180
Housing needs of the physically handicapped	182,760
Housing at junction of Brooklyn Drive and Downhall Road, Rayleigh	189
Improvements to Council property Hambro Hill, Rayleigh	333,612
AP Waiting list/Building programme correlation	461
Physically handicapped person ref.3624	462
Physically handicapped person ref.4001	463
Housing contract progress report	464,768,1139
Hardwick House, cold water supply and overflows to w.c.	467
Frances Cottee Lodge Rayleigh - W.C overflows	468
Finchfield Trust bungalows	469
Hardstandings and kerb crossings	610
Council housing maintenance	688,1143
Assandune villas, Ashington Road, Rochford	754

Garage spaces in future housing development	755
Handicapped person ref.8001	761,964
Aged Persons accommodation	762,763
Letting of Council properties	764
Housing repairs and Improvements 61/67 North Street Rochford and 20 dwellings Weir Gardens, Rayleigh	1062
Section 105 Housing Act 1974	766,971
10 Brougham Close Great Wakering	769
Housing at Station Road Hockley	772
Development of vacant site 5 Warwick Drive, Rochford	773
Applicant 9502 Handicapped person	965
Housing for Teachers	966
Conditions of tenancy	967
Letting of properties 26th August to 13th October 1975	968
Fire precautions in temporary accommodation, 19 South Street Rochford	972
Housing programme	977
Application 00.34 Unauthorised use of caravan	979
Letting of properties 13th October 1975 to 23rd November 1975	1130
Application 0071 (refers to 64 Grasmere Avenue)	1131,1146
Application from tied worker case 3947	1132
Accommodating the homeless - progress report	1133
Housing development r/o New Road Great Wakering	1134
Violence in marriage	976,1136
Selection of Tenancies	1137
Application 3803	1147

HOUSING (ACQUISITION OF LAND AND PROPERTIES)

(i) Brougham Close, Great Wakering	34,624
(ii) 35 properties, The Walk, Hullbridge	35,624,723,1061
(iii) Purchase of land at Seaview Drive, Great Wakering	186
(iv) Housing development Pearsons Farm Rayleigh	188,332,338,422, 429,624,1149
(v) Purchase of 26 houses Briar Close Hawkwell	335
(vi) 24 Properties, Essex Close	624
(vii) Ashingdon Road, Rochford	624
(viii) Housing for homeless Circular 74/75 Purchase of individual properties	771
(ix) Purchase of land at Ashingdon Road and Betts Wood Hockley	779
(x) The Lavers, Hockley Road, Rayleigh	974,980,1060
(xi) Land at The Grange Rayleigh	1148

HOUSING PROGRAMME

Cagefield Road, Stambridge	319,320
9 Houses Anchor Lane Canewdon	453,618
Package deals with developers	774
Financial year 1974/75	1054
Capital programme 1975/77	1055
Revenue Account 1975/6 and 1976/7	1056
Development at r/o 16-54 Hambro Hill Rayleigh	321,620,1058

HOUSING ASSOCIATIONS

Hanover H.A. Interest rate on loans	99
Assistance to H.A.	178
Loans to H.A.	465
2nd Multi-Storey H.A.	614
Delegation of powers to officers	615
Progress Report	770
Springboard H.A.	975
Broadwater H.A. Land off Little Wakering Road	1138

HOUSING (SALE OF PRIVATE HOUSES TO COUNCIL)

(i) 18 Rocheway Rochford	38
(ii) 9A Lansdowne Drive, Rayleigh	192
(iii) 2/3 The Limes Stambridge	298
(iv) 299 Eastwood Road, Rayleigh	336

Housing Improvement Expenditure	459
Hullbridge Foreshore	345,791

<u>IMPROVEMENT GRANTS</u>	28
(i) 22 Victoria Road Rayleigh	29
(ii) 19 Great Wheatley Road Rayleigh	30
(iii) 23 Grasmere Avenue Hullbridge	174
(iv) 2 Kingsmead Cottages, Barling Road	175
(v) 6 Pooles Lane, Hullbridge	326
(vi) 41 Castle Road, Rayleigh	327
(vii) 101 New Road, Great Wakering	455
(viii) 59 White Hart Lane, Hawkwell	456
(ix) Old School House, Church Road, Rawreth	457
(x) 57, 59 and 61 West Street, Rochford	458
(xi) 166 High Street Great Wakering	960
(xii) 168 High Street Great Wakering	961
(xiii) 30 Hawkwell Park Drive, Hawkwell	1122
(xiv) 2 The Terrace, Parkhurst Drive, Rawreth Lane	1123
(xv) 3 The Terrace, Parkhurst Drive, Rawreth Lane	1124
(xvi) 141 New Road, Great Wakering	1125
Items for discussion raised by Chairmen of Committees	571

Joint Staff Committee

542, 551

Joint Works Committee

543

LAND

(i)	Land at rear of 34 Bull Lane, Rayleigh	185
(ii)	Land at Little Whestleys/The Grange	577,910,1110,1148
(iii)	Land adjacent to 21 London Hill Rayleigh	616
(iv)	Land at Grove Road Estate, Rayleigh	657
(v)	Land west of Albert, Alexandra and York Roads Ashington	728
(vi)	Land at Hullbridg, encroachment	908
(vii)	Land at rear of 9-31 Ferndale Road, Rayleigh	909
(viii)	Lease of Land at Connaught Road, Rayleigh	1198
(ix)	Lease of Land at Foreshore, Hullbridge	1199
	Terrier of Land	906
	Rent of Land by Mr. Cottis and Mr. Smith	992
	Lease of 120 High Street, Great Wakering	963
	Library Service, visits to branches	302
	Licence to reproduce ordnance survey maps and purchase of specialised drawing office Stationery	1205

LISTED BUILDINGS

(i)	51/53 South Street, Rochford	159
(ii)	17/27 North Street, Rochford	160
(iii)	The Old Spa Hockley	166,273,734
	Litter Bins	834

LOANS

	Rayleigh Town Sports and Social Club	537
	Friends of the Westerings Schools	538,1036
	Hullbridge Community Centre	1037
	Local Authority Expenditure 1976/77 Forward Planning	901
	Local Land Charges	406
	Locks Hill Caravan Site - Future Development	109,209,587

Maintenance of Footpaths, Bridleways and Urban Roads 276

MAPLIN

Port of London Authority-Maplin Docks Scheme	707,922,1087
Market, The White Hart, Hawkwell	948
Meals on Wheels transport subsidies	86,540
Meat Inspection charges	514

MEMBERSHIP OF ORGANISATIONS

Eastern Arts Association	88
East Anglian Tourist Board	89
Eastern Authorities Orchestral Association	539
Essex Area Health Authority	841,1019
ADC, Essex Branch, Thameside Joint Committee	1021

MILL HALL RAYLEIGH

New Years Eve Dance	58
Car Park	120
Hire of Hall	199
Social functions organised by Council	204
Cinema Shows	492,794
Council dances	990,1159
Use by Southend Youth Orchestra	1102
Mini Roundabout at Ashingdon Road/Rectory Road	517
Mini Roundabout at Hall Road/Ashingdon Road	712

MISCELLANEOUS PROPERTIES

17 and 19 Southend Road, Rochford	371,675
Trewint and Wincot, Wood Avenue, Hockley	371
Monitoring of progress	266
Motor vehicles - Insurance	859
Music and Dancing Licence, The Crown Public House, Rayleigh	360

NAMING OF NEW STREETS

Malting Villas Estate	1011
Off Connaught Road, Rayleigh	1012
Off Briar Close, Hawkwell	828,1179
Off Tonbridge Road, Hockley	1180
National Insurance Contributions, Social Security Act 1974	369
No-Waiting Order, Rayleigh Station Area	119

Odours, research on control of odours.	513
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OFFICES (ROCHFORD AND RAYLEIGH)

Cash collection, opening hours	84
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Removals	869
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Old People's Welfare Committee, Use of Terapin Building	290
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Open Space, The Promenade, Hullbridge	108,588
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Pail Closet collection - Increase in charges	510
Parish Councils concurrent functions	130,283,567
Parish Rooms, Hockley Road, Rayleigh	526,569
Pelican crossing Golden Cross Road, Ashington	388

PIPING OF DITCHES

	838
(i) 22 Main Road, Hawkwell	524
(ii) 6 Main Road, Hawkwell	524
(iii) Crouch Avon, Mostyn, Panorama, Riverview Gardens	524
(iv) 18 Orchard Avenue, Hockley	218,1172

PLANNING

Planning procedures, consultations with Parish Councils	12,274,398
County of Essex Development plan 1st review-County Map General policy	13
South Essex Structure plan	17,112,158,945,102
County Structure plan - South Essex	122
Application ROC/806/74	168
Application ROC/1101/73	281
Application ROC/461/74	312
Application for cockle processing plant, Great Wakering	390
Application ROC/49/75 and LB/1/75	391
Emergency Planning, Home defence college course	420
Emergency Planning	570,704
Charges for copies of planning permissions	661
Application ROC/321/75, Proposed office block Bradley Way/South Street	946
Development at Shotgate, Wickford	947
Liability for planning decision orders	1031
Planning Applications within conservation areas	1106

PLANNING APPEALS

	891
(i) Little Wakering Road Parling - Appeal by London and Westcliff development company	167
(ii) Stamp Wortley and Co.	271
(iii) Appeal ROC/531/74 - J.W.Shuttlewood & Sons Ltd.,	478

PLAYING FIELDS

Fouling of playing fields by dogs	49
Hawkwell playing field extension	196,1157
Great Wakering playing field	201
St.John Fisher playing field	202

Fairview playing field - Access from Hockley Road and Nelson Gardens.	350,788,1089
Ashington Playing Fields - Sale of access to Muggleton Building Contractors	498,1155
Cricket Pitches - Rawreth King Georges Playing Field	660
Clements Hall Playing Field, Application to use as a clubhouse	787
Toilets at Hawkwell Playing Field	846
Damage to surface of playing areas on playing fields	847,988
Hawkwell Pavilion	1088

PLAYSPACES

(i) Proposed childrens playspace at land east of Chestnut Close Ashington (Pulpits Farm)	349,661,805,996
(ii) Causton Way, Rayleigh, Locking of Gates	656,796
(iii) Brocksford Avenue/Copford Avenue, Rayleigh	785
Playleadership schemes 1975	51,662,1042

PRIVATE STREET WORKS

Preston Gardens, Hambro Avenue, Grove Road	395,823
	1196

PROPERTY

42 Sutton Court Drive, Rochford	716
27 London Hill, Rayleigh	1195

Qualification Certificate, 166 High Street,
Great Wakering

1126

Rail Transport Services, Southend Victoria to Liverpool 289

RATES

Reform	80
Discount for prompt payment	81
Relief for charitable and other organisations	82,235,534,1032
Distress for rates F.Spence	83
Levy 1975/76	151,153
Making of Rate 1975/76	228
Rayleigh Ratepayers Association	251,292
General Services charge - Liability for payment for properties not connected to main drainage	511
General rate fund contribution to Housing Revenue Account	671
Irrecoverable rates 1974/75	672
Rate Arrears 1974/75	673
Rating of holiday caravans and chalets	862
 Rawreth and Battlesbridge By-Pass	 522
 Rayleigh Bowling Green - Hire of rinks and Season ticket charges	 284
Rayleigh Market	142
Rayleigh one way traffic system	6,401,638,697, 850,1190
Rayleigh Shopping market club	315,477,558,733
Rayleigh Recreation Centre - Playgroup charges	198
Refuse Collection	70
Refuse vehicle spares	1043
Refuse disposal, Cory Sand and Ballast Co.	219
Regal Cinema Rayleigh	586

RENT REBATES AND ARREARS ETC.

Notice of motion, Councillor Crick	25
Rent Arrears .	183,329,451,607, 767,969,1128
Rent Rebates	184,330,452,608, 970,1129
Increased rents - Miscellaneous properties	245
Housing rents ,	765
Methods of recovery of rent arrears	1057

REPRESENTATIVES ON OUTSIDE BODIES

Rochford District Sports Council	55
----------------------------------	----

Southend Airport Advisory Committee	135
Association of District Councils - Oil refineries Sub-Committee	140
Rayleigh Mount Local Committee	294
Appointment of representatives on outside bodies	444,565
North Thames Gas Consumers Council	706
Southend Community Health Council	840
Community Services Co-ordinating Committee	920
Resources Planning and Management	902

REVENUE ESTIMATES 1975/76

Recreation and Amenities Committee	47
Development Services Committee	3
Housing Services Committee	26,75
Environmental Health and Control Committee	63
Finance and Personnel Committee	100

Road Safety, Ashingdon School	1101
-------------------------------	------

ROCHFORD ANGLING CLUB

Lease of Fishing rights	654,1154
Application for grant	676
Rodent Control public sewers	632
Royal Garden Parties	342

Salary Award	679
School crossing patrol Hockley County Primary School	844
<u>SEA WALL HULLBRIDGE</u>	
Dyke in side sea wall at Ferry Steps Farnbridge	364
Senior Citizens day centre Windermere Avenue, Hullbridge	343,804,926,1158
<u>SOIL SEWERS AND SURFACE WATER SEWERS</u> (See also Surface Water Sewers)	
(i) Hockley Trading Estate, Eldon Way, Hockley	67
(ii) Lakeside, Downhall Road, Rayleigh	217,1171
(iii) The Limes Stambidge	617
(iv) Warwick Drive, Rochford	702
Speed Limit, London Road, Rayleigh	639, 1176
<u>SPORT IN THE DISTRICT</u>	
Rayleigh Park School, Joint provision for sport	46,206,283,495, 544,576,659,798,994
Festival of Sport 1975	50
Rochford/Rayleigh joint Sports Council year book.	250
Low cost sports hall	346,496,708,795, 993,1092,1161
Park Sports Centre - Bar attendant	1047
- Kiosk	1084
<u>STAFF MATTERS</u>	
Direct Labour Force, Work Study report	24
Staff Local and Structure plans deletion of posts T.60, T63 and T65	98
Staff Transfer Order, conditioned overtime for refuse drivers/loaders	253
Technical Services standby pay	545
Staff car allowances	546,680
Breaching of Council's financial standing orders and regulations	580
Grading Structure - Wages circular NM216.	873
Staff vacancies	874,1044
Health and Safety at Work Act 1974, Appointment of Safety Officer	875,1214
Technical Services Dept, Appointment of Chief Administrative Officer	877

Staff Discipline	879
Appointment of planning consultant, Mr. R.H. Stevens	943
Staff policy - vacancies	571
Manual workers Pay award	1038
Staff suggestion scheme	1208
Staff authority to enter	1213

STAFF - ADMINISTRATION DEPT

Post A40.	257
Miss N.L. Horrex Retirement	871,929
Post A12.	880
Post A42	995
Post A15	1212

STAFF - CHIEF EXECUTIVE'S SECTION

Review of performance of Chief Executive	124,1096
------------------------------------------	----------

STAFF - FINANCE DEPT

Post F48	83
Post D27	138
Post F4	143
Creation of post F49 and F50	378
Post F17	551
Post F1	1045,1210
Appointment of Director of Finance	1094

STAFF - HEALTH AND HOUSING DEPT

Warden Hardwick House	96
Relief Warden Hardwick House	96
Warden Francis Cottee Lodge	96
Warden Francis Walk	96
Post H4.	97
Post H9.	138
Post H3.	249
Post H32	973

STAFF - TECHNICAL SERVICES DEPT

Post T52.	103,382,549,1048
Post T35.	255
Post T36.	256
Post T20.	259
Post T19.	259
Post T31	260,305

Building/Depot chargehand	258,381
Creation of Post T48	381
Post T56	666
Post T9.	682
Post T17.	715,878,1050
Post T4 (see also Contract 606)	937,1052,1211

STAFF COURSES

Management Seminar - ILGS - Mr. Large	678
Home Defence College - Chief Executive's course	1091
Stock issue - Participation with Southend Borough Council	254

STREETS IN DISTRICT

Naming of Beach Court, Great Wakering	8
Street Lighting	11
Street name plates	651

SUBSCRIPTIONS

	1033
(i) Victoria History of County of Essex	1034
(ii) Eastern Arts Association	1200

SURFACE WATER SEWERS

Public Health Act 1936. Sec.17 Knivet Close, Rayleigh	357,837
Bramfield Road East Rayleigh	417
9 Bramfield Road West Rayleigh	418
Lakeside, Downhall Road, Rayleigh	629
18 Orchard Avenue, Hockley	629
Pumping Station, Nevern Road, Rayleigh	629
Swimming Pool Swayne School, Rayleigh	347,799

Television Licences, assistance to Senior Citizens	224
Tennis Courts hire charges	200
Thames Tidal Flood Prevention - Standing Consultative Conference	220
Traffic Commissioners - Appointment of	705
Transport Policies - 1976/77 Submission of transport policies and programmes for Essex	596

TREE PRESERVATION ORDERS

(i) 1/75 East End Paglesham	393
(ii) 5/57 Rayleigh Lodge, The Chase, Rayleigh	729,944,1107
Trees, The Chase, Paglesham	732,740

UNFIT HOUSES

(i)	194 and 196 High Street, Great Wakering	22,171,759
(ii)	24 St.John's Road, Great Wakering	23,322
(iii)	18 Trinity Road, Rayleigh	172,323
(iv)	Chadwell, Eastwood Rise, Rayleigh	324,448
(v)	4 Kingsmead Cottages, Barling Road, Barling	601,757
(vi)	The Cottage, The Chase, Ashington	602,758
(vii)	41 Victoria Drive, Great Wakering	603
(viii)	3 Pooles Lane, Hullbridge	604
(ix)	Butlers Farm Cottage, Shopland Road, Sutton	605
(x)	17 and 19 Folly Lane, Hookley	325
(xi)	3 New Cottages, Paglesham	756, 953
(xii)	40 Victoria Drive, Great Wakering	756,954
(xiii)	10 and 12 Greensward Lane, Hockley	955, 1119
(xiv)	2 Pooles Lane, Hullbridge	956
(xv)	6 Pooles Lane, Hullbridge	957
(xvi)	The Grange 5 Murrells Lane, Hookley	958
(xvii)	14 Crouch View Grove, Hullbridge	1118
(xviii)	1 and 2 Hampton Barns Cottages, Stambridge	1120

UNTIDY SITES

(i)	35 and 41 Warwick Road, Rayleigh	115
(ii)	120 and 128 Warwick Road, Rayleigh	115
Vehicular crossings		1014
Verge cutting		270
Veterinary Fees		630

WAITING RESTRICTIONS

(i) Proposed extension and variation of waiting restrictions in Rayleigh	162,279,642
(ii) Proposed extension of waiting restrictions in Hockley	269
(iii) Proposed waiting restrictions in Hawkwell	308
(iv) Proposed waiting restrictions Ferry Road	518
(v) Proposed waiting restrictions, Hullbridge, Rayleigh	822
Wastes - transportation of hazardous wastes	1173
Water softening - Langford and Hanningfield	1004,1215
Water Lane - temporary closure	523
Water safety	221
Windmill - The Rayleigh tower	536
Work Study progress and value report	683



**Rochford District
Council**

ROCHFORD DISTRICT COUNCIL MINUTES

1975

December

ROCHFORD DISTRICT COUNCIL

Minutes of a Meeting of the Council.

At a Meeting held on 2nd December, 1975. Present: Councillors A.J. Harvey, (Chairman), E.H. Adcock, R. Blackburn, C.D. Bright, Miss J.R. Browning, J.H. Carter, Mrs. F.E. Clayton, L.K. Cope, M.P. Cowen, B.A. Crick, S.B.H. Fletcher, J.C. Foster, R.D. Foster, D.R. Fowler, Mrs. E.M. Frank, L.H. Fudge, C.B. Gowlett, N.A. Grove, R.H. Holman, A.J. Humby, D.A. Ives, Mrs. J.M. Jones, M.L. Kennaugh, Miss E.M. Leggatt, Mrs. M.T. Madden, E.V. Maton, D. McKinnell, C.R. Morgan, R.D. Needham, G.C. Oldbury, P.J. Stanton, C. Stephenson, A.L. Tate, W.J. Tracey, D.L. Ward, J.R. Warner, D.C. Wood, and G. Young.

MINUTES

1098. Resolved that the Minutes of the Meeting held 21st October be approved as a correct record and signed by the Chairman.

APOLOGIES FOR ABSENCE

1099. Apologies for absence were submitted on behalf of Councillors S.W. Barnard and R. McCamley.

MINUTES OF COMMITTEES

1100. Because the Chairman of the Housing Services Committee had to visit his wife in hospital, the Minutes of that Committee were considered immediately after the Finance Committee of 23.10.75 as were Minutes 1079 and 1083 (i) but, for simplicity, the Minutes are recorded below in date order. The Chairman of the Housing Services Committee left the meeting immediately after discussion of the Minutes of the Housing Committee and 1079 and 1083 (ii).

Resolved (1) that the minutes of the following Committees be received and the recommendations contained therein adopted subject to the amendments shown.

(2) that the Common Seal of the Council be affixed to any documents necessary to give effect to decisions taken or approved by the Council in these minutes.

<u>Committee</u>	<u>Date</u>	<u>Minute Nos.</u>
Finance & Personnel	23rd October	934 - 937
Development Services	28th October	938 - 949
Housing Services	30th October	950 - 982

(i) Unauthorised use of Caravan (Minute 979)

A motion for reference back was lost. Councillor G. Young wished it placed on record that he voted in favour of reference back.

Recreation and Amenities	4th November	983 - 996
Health and Highways	6th November	997 - 1025
Development Services	7th November	1026 - 1027
Finance & Personnel	11th November	1028 - 1053

(i) Subscriptions (Minute 1033)

that the subscription to the Eastern Authorities Orchestral

The Council

Association be the same as that paid in 1975/76. (847)

Housing Services 12th November 1054 - 1063

(i) Methods of Recovery of Rent Arrears (Minute 1057)

that Councillor G.Young be shown as voting for the motion and Councillor D.C.Wood as voting against.

(ii) Comprehensive Housing Service (Minute 1063)

that this item be considered with Minute 1083. (225)

Performance Review Sub. 13th November 1064 - 1066

Development Services 18th November 1067 - 1074

Finance and Personnel 24th November 1075 - 1080

(i) Central Administration Costs (Minute 1077)

that recommendation (3) be amended by the deletion of all words after "Management Team" and the substitution of the words "and that vacancies so filled shall be reported to the next meeting of the Finance and Personnel Committee". (708)

(ii) Comprehensive Housing Service (Minute 1079)

that this item be considered with Minute 1083. (225)

(iii) Appointment of Interviewing Panel (Minute 1080)

that the Vice-Chairman of the Policy and Resources Committee be added to the Panel. (231)

Policy and Resources 25th November 1081 - 1097

(i) Apologies for Absence (Minute 1081)

that the name of Councillor P.J.Stanton be added to those apologising for absence.

(ii) Methods of recovery of Rent Arrears (Minute 1083 (i))

In accordance with a requisition made under Standing Order 14, voting on recommendation (2) was recorded thus:-

For the Recommendation

E.H.Abbott, C.D.Bright, Miss J.R.Browning, J.H.Carter, Mrs. F.E. Clayton, L.K.Cope, S.B.H.Fletcher, J.C.Foster, R.D. Foster, D.R. Fowler, Mrs. E.M.Frank, L.H.Fudge, N.A.Grove, A.J.Harvey, R.H. Holman, A.J.Humby, D.A.Ives, Mrs. J.M.Jones, M.L.Kennaugh, E.V. Maton, G.C.Oldbury, P.J.Stanton, A.L.Tate, D.L.Ward. (24)

Against the Recommendation

R.Blackburn, M.P.Cowen, B.A.Crick, C.B.Gowlett, Miss E.M.Leggatt, Mrs. M.T.Madden, D.McKinnell, C.R.Morgan, R.D.Needham, C.Stephenson, W.J.Tracey, J.R.Warner, G.Young. (13)

The Council

(iii) Comprehensive Housing Service (Minute 1083)

The Director of Finance reported on the latest advice from the Government as to Rate Fund Contributions to Housing Revenue Accounts with particular reference to the switching of resources to meet growing problems of homelessness, vandalism etc., e.g. by reductions in maintenance expenditure (possibly by transferring to tenants part of the burden of house maintenance).

So that this new information could be considered it was Resolved that the provision of a Comprehensive Housing Service be referred back to the Housing Services Committee. (225)

(iv) Fairview Playing Fields (Minute 1089)

NOTE: Councillor C.D.Bright disclosed a pecuniary interest in this matter and, being invited to remain in the meeting, took no part in the discussion or voting thereon.

In response to points made by a Member, the Chairman of the Policy and Resources Committee outlined the history of this development and the difficulties of access.

Because of interruptions from the public gallery the Chairman adjourned the meeting.

On resumption of the meeting there were fresh interruptions.

The Chairman of the Council called for order, reminding the protestors of correct procedure and, when they would not desist, asked police officers to escort the objectors from the meeting.

The Chairman of the Committee continued his report and the recommendation was adopted.(7238/1)

(v) Community Land Act 1975 (Minute 1080)

The Director of Administration confirmed that Clause 4 of the draft L.A.M.S. was a statutory requirement and that if it were not inserted by the Council it would likely be insisted upon by the Secretary of State.

It was noted that the Special Meeting was to be of the full Council and not only Committee Members. (8092)

ASHINGDON SCHOOL - ROAD SAFETY

1101. A Member referred to an accident to a pupil and asked if the Council would support moves for the establishment of a pelican crossing. The Chairman of the Road Safety Panel quoted from a report on the accident and said that such accidents could be avoided only by road safety education.

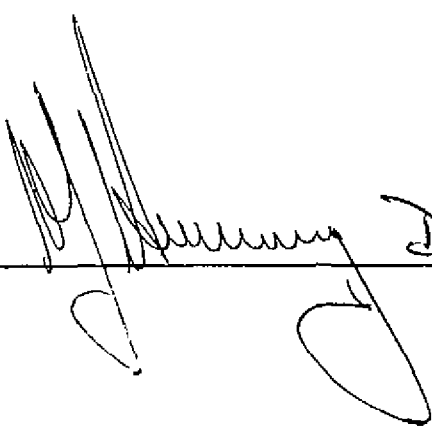
Resolved that the Road Safety Panel consider the matter.(128)

The Council

MILL HALL, RAYLEIGH

1102. The Chairman of the Recreation and Amonities Committee reported a request by the Southend Youth Orchestra should be allowed use of the hall without charge for a public concert on the afternoon of 23rd December. Admission would be by programmes sold to defray expenses.

Resolved that the request be granted. (6643)

Chairman:  Date: 20th January 1976

ROCHFORD DISTRICT COUNCIL

Minutes of the Development Services Committee

At a Meeting held on 9th December 1975. Present: Councillors C.D. Bright (Chairman), E.H. Adcock, S.W. Barnard, R. Blackburn, Miss J.R. Browning, J.H. Carter, Mrs. F.E. Clayton, L.K. Cope, M.P. Coven, B.A. Crick, S.B.H. Fletcher, J.C. Foster, R.D. Foster, D.R. Fowler, Mrs. E.M. Frank, L.H. Fudge, C.B. Gowlett, N.A. Grove, A.J. Harvey, R.H. Holman, A.J. Humby, D.A. Ives, Mrs. J.M. Jones, Miss E.M. Leggatt, Mrs. M.T. Madden, E.V. Maton, D. McKinnell, C.R. Morgan, G.C. Oldbury, P.J. Stanton, C. Stephenson, A.L. Tate, W.J. Tracey, D.L. Ward, J.R. Warner, D.C. Wood, G. Young.

MINUTES

1103. Resolved that the Minutes of the meeting held 18th November be approved as a correct record and signed by the Chairman.

APOLOGIES FOR ABSENCE

1104. An apology for absence was submitted on behalf of Councillor R. McCamley.

RELAXATION OF BUILDING REGULATION -
349 EASTWOOD ROAD, RAYLEIGH - BR 9638

1105. The Director of Administration reported that one hour fire resistance of the compartment floor between the shop and flat had been achieved but that it was impracticable to make the existing floor non-combustible. The Chief Fire Officer had no objection.

Resolved that in accordance with Section 6 of the Public Health Act 1961 the requirements of Building Regulation E9(7) be relaxed for application BR 9638 which also be approved under the Building Regulations. (BR 9638).

PLANNING APPLICATIONS WITHIN CONSERVATION AREAS (Minute 475/75)

1106. The Director of Technical Services reported on the difficulties occurring when there were too few applications concerning conservation areas to warrant a meeting of the Panel but when there was a need for decision.

Resolved that, in such circumstances not involving particularly complex or important cases, the Chairman be given authority to instruct that an application be brought directly to the parent committee. (1761)

T.P.O. 5/57 - RAYLEIGH LODGE, THE CHASE, RAYLEIGH (Minute 944/75)

1107. The Director of Administration reported that negotiations were proceeding for a tree planting scheme to replace preserved trees unlawfully felled. (164)

Development Services Committee

SCHEDULE OF DEVELOPMENT APPLICATIONS AND RECOMMENDATIONS

1108. The Director of Technical Services submitted a list of applications decided under delegation and a schedule for consideration. Letters from Mr. Restall, Mr. and Mrs. Woods, the Conservation Society and the People and Agrarian Association objecting to the proposal in paragraph 1 were read in full as was an objection to the proposal in paragraph 4.

Resolved that decisions be made in accordance with the recommendations appearing in the schedule appended to these Minutes subject to the following:-

Para. 1 - ROC/385/75

Voting on the recommendation was, in accordance with a requisition made under Standing Order 14, recorded thus,

For the Recommendation R. Blackburn, C.D. Bright, J.H. Carter, M.P. Cowen, J.C. Foster, A.J. Harvey, A.J. Humby, Mrs. M.T. Madden, E.V. Maton, D. McKinnell C.R. Morgan, C. Stephenson, A.L. Tate, W.J. Tracey, J.R. Warner, G. Young (16)

Against the Recommendation E.H. Adcock, S.W. Barnard, Miss J.R. Browning Mrs. F.E. Clayton, L.K. Cope, B.A. Crick, S.B.H. Fletcher, R.D. Foster, D.R. Fowler, Mrs. E.M. Frank, L.H. Fudge, C.B. Gowlett, N.A. Grove, R.H. Holman, D.A. Ives, Miss E.M. Leggatt, G.C. Oldbury, P.J. Stanton, D.L. Ward, D.C. Wood. (20)

That consideration be deferred for discussions with the developer with a view to achieving a reduction in the intensity of the development.

Para. 12 - ROC/873/75

That the application be considered later in the meeting.

EXCLUSION OF THE PUBLIC

1109. Resolved that, in accordance with Section 1 of the Public Bodies (Admission to Meetings) Act 1960, the public be excluded from the meeting for the reason that the matter about to be discussed is the subject of a confidential report of officers.

LAND AT THE GRANGE, RAYLEIGH (Minute 472/75)

1110. Note Councillor C.B. Gowlett disclosed a pecuniary interest in this matter and left the meeting, taking no part in the discussion or voting thereon.

The Director of Administration, in a written report, reminded Members of the history of the whole area between the railway and London Road, referring to the proposals of the Rayleigh U.D.C. to develop 17½ acres and the abandonment of the C.P.O. because of access difficulties. Included in the 17½ acres was the whole of the car breaker's yard, both the part with an established use and the part for which a temporary use had been granted on appeal.

In 1972 the owner of the yard was refused permission on M.G.B. grounds for the use for car breaking of $1\frac{1}{2}$ acres around his existing site. In 1973 he was on appeal given a temporary consent which expired 30th April 1974. The use not having ceased, an Enforcement Notice was served. An appeal against the Notice was to be heard on 4th February 1976.

The 1973 Public Inquiry was told that Rayleigh U.D.C. had been granted outline planning permission for $17\frac{1}{2}$ acres (which included the car breakers yard) for comprehensive development to include housing, car parking, and public buildings, this $17\frac{1}{2}$ acres being commonly known as "The Grange Land".

After the abandonment of the C.P.O. the Council had bought land by negotiation and now owned some 5 acres. Authority had subsequently been given by the Housing Services Committee for negotiations to purchase 19 acres south of Hatfield Road and this land would allow access to the $17\frac{1}{2}$ acres.

The Director reported that the Housing Services Committee would be recommended to revive the C.P.O. for the remainder of the $17\frac{1}{2}$ acres to assist the comprehensive development of the whole area.

Whilst confirming their wish that the appeals against the Enforcement Notice should be resisted, the Committee required more financial information and more time to consider the planning of the area before reaching any decision concerning the comprehensive development or the making of a Discontinuance Order on the car-breakers yard.

Resolved that the matter be considered further, if necessary at a special meeting of the Council and/or this Committee after the Housing Services Committee have made recommendations (8433).

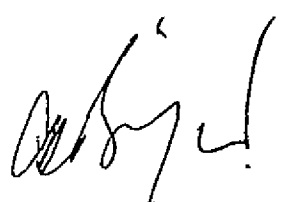
SCHEDULE OF DEVELOPMENT APPLICATIONS AND RECOMMENDATIONS

1111. Para. 12 - ROC/873/75

Note Councillor C.D. Bright disclosed a pecuniary interest in this matter and left the meeting, taking no part in the discussion or voting thereon.

Councillor A.L. Tate in the chair, the public being re-admitted.

Resolved that the recommendation in the schedule be adopted.



SCHEDULE OF DEVELOPMENT APPLICATIONS AND RECOMMENDATIONS

9th December, 1975.

DEVELOPMENT SERVICES COMMITTEE

1. RAYLEIGH

ROC/385/75 - Land off Teignmouth Drive, approximately 105' from junction with Downhall Road - Messrs. Helena Developments (Rayleigh) Limited.

Outline application to erect 34 houses including garages, parking spaces and access roads on about 2.48 acres.

Site Area: 2.48 acres.

D.T.S. - Grant Permission subject to:-

1. Std. Cond. 1. - Reserved matters to be approved.
2. Std. Cond. 2. - Commence in 2 years or 5 years.
3. The development hereby permitted shall not be carried out otherwise than in complete accordance with the approved detailed plans and particulars.
4. Details of the screening walls and/or fencing or other means of screening, together with their positioning, shall be submitted for approval by the local planning authority before the development is commenced and shall be erected prior to the occupation of the dwelling units.
5. Prior to the commencement of any development the local planning authority shall have been satisfied as to the disposal of surface water off the site.
6. The two cypress trees the subject of Tree Preservation Order 5/74 shall be protected by chestnut rail fencing for the duration of the construction period at a distance equivalent to not less than the spreads from the trunks. No materials shall be stored and no changes in ground level shall be made inside such fencing without the previous written consent of the local planning authority.

NOTE The applicant company proposes a layout in accordance with the policies and principles of the Design Guide for Residential Areas to accommodate 34 houses. The site area is about 2.48 acres, thus the density is 13.7 houses per acre. An Estate Road from Teignmouth Drive with two Mews Courts and a Private Drive, give access to 26 houses; eight dwellings will be served directly from Teignmouth Drive. It is essential that, if commenced, the development should be carried out in total. Success here depends upon a complete scheme along the lines shown on Drawing No. 714:13 and since the applicant does not own all the land I find it necessary to recommend the imposition of Condition No. 3.

The site area includes a pond which has been drained temporarily to deal with any possibility of flooding of lower ground to the west. The scheme proposes that surface and foul water should be taken to Hullbridge Road through the curtilage of No. 11 Hullbridge Road. The surface water scheme will include for the disposal of roof and highway water. The need to impose any requirement for additional land drainage to deal with the area of the pond will be considered when an application is made for approval under the Building Regulations since those Regulations and the Public Health Act, 1936, include for the control of drainage of building sites. There is sufficient capacity in the foul sewer in Hullbridge Road to take the additional flow but the surface water sewer must be improved to deal with the anticipated run off. The applicant company has indicated its willingness to relay the existing 6" diameter surface water sewer along the western side of Hullbridge Road, between the site of No. 11 Hullbridge Road and the northern side of Rawreth Lane where the sewer discharges to ditch, in 12" diameter pipes to the satisfaction of the District Council as Agents for the Anglian Water Authority and of the Highway Authority. It is not possible to include a detailed condition in any planning permission and I therefore recommend that an agreement under Section 52 of the Town and Country Planning Act 1971 be made to the satisfaction of the Director of Administration with the applicant company providing for the replacing of the sewer as described before any development is commenced on the application site.

Objections to the development have been received from the occupiers of 1a and 3 Hullbridge Road and 167 Downhall Road, The Conservation Society (through the Chairman of the Essex Branch) and The People and Agrarian Association. The representations from 3 Hullbridge Road and 167 Downhall Road were later withdrawn. The objection from 1a Hullbridge Road concerns the closeness of the new development with consequential overlooking and loss of privacy. In this regard the nearest of the new houses is plotted 80 feet behind 1a Hullbridge Road. Privacy both at first and ground floors will be safeguarded at the detailed design stage. The Conservation Society and The People and Agrarian Association both argue that the site should not be used for housing. Respectively they suggest it should be used as a small park to provide for the young and as allotments to assist with the production of food. In either case it would mean the District Council being positively involved in the acquisition and management of the site which is allocated primarily for residential purposes on the review development plan. The Conservation Society warns about the likely effects of filling the pond and objects to the loss of preserved trees. Records show that a Tree Preservation Order No. 5/74 was made early in 1974 in respect of two cypress trees located about 80 feet into the site from Teignmouth Drive. These trees are shown to be retained in the layout plan submitted.

2. RAYLEIGH

ROC/960/75 - Land in Sandhill Road at junction of Eastwood Rise (north side) - G.W. Pavay Limited.

Frontage of Plots 43.74m (143'6"), Depth of Plots 30.48m (100').

Outline application to demolish existing bungalow and erect 2 pairs of 3 bed roomed houses and 1 detached house.

D.T.S. - Grant Permission subject to:-

1. Std. Cond. 1. - Reserved matters to be approved.
2. Std. Cond. 2. - Commence in 2 years or 5 years.
3. There shall be no obstruction to visibility within the areas of the sight splays hatched blue on the plan returned herewith.
4. 1.8 metres (6 feet) high brick screen walling shall be erected along the lines coloured brown on the plan returned herewith commensurate with the occupation of the dwellings.
5. A scheme of tree planting shall be submitted to and approved by the local planning authority prior to the commencement of development. Such planting shall be carried out during the first available season following the commencement of development. Any tree or shrub dying within five years of planting shall be replaced by the applicant or their successors in title to the satisfaction of the local planning authority.
6. 1.8 metres (6 feet) high screen fencing shall be erected along the line coloured mauve on the plan returned herewith commensurate with the occupation of the dwellings.

3. HOCKLEY

ROC/945/75 - Land between 27 and 31 Laburnum Grove - C.S.E. Homes Limited.

Erect detached house and garage.

Frontage of Plot: 9.75m (32'), Depth of Plot: 33.5m (110'), Floor Area: 115m² (1237 sq.ft).

D.T.S. - Grant Permission subject to:-

1. Std. Cond. 3. - Commence in 5 years.
2. The proposed dwelling shall be sited in the position indicated in blue on the plan returned herewith so that the front wall of the property at first floor level is set on the same building line as the adjoining dwelling No. 31 Laburnum Grove.
3. Std. Cond. 11. - Submit materials schedule.
4. The floor space shown for garaging shall be used for no other purpose incidental to the enjoyment of the dwelling without the prior approval in writing of the local planning authority.
5. Notwithstanding the provisions of the Town and Country Planning General Development Orders 1973 and 1974, no walls or fences or other means of enclosure shall be erected between the building and the highway unless otherwise agreed in writing by the local planning authority.

4. RAYLEIGH

ROC/721/75 - Adjoining 34 and 57 Shakespeare Avenue - Arthur Jenner Estates Limited.

Erect 2 detached dwellings.

Frontages of Plots: 12.8m (42') each, Depths of Plots: 28.97m (95') each,
Floor Areas: 111.9m² (1204 sq.ft) each.

D.T.S. - Grant Permission subject to:-

1. Std. Cond. 3. - Commence in 5 years.
2. Std. Cond. 11. - Submit materials schedule.
3. The floor space shown for garaging shall be used for no other purpose incidental to the enjoyment of the dwelling without the prior approval in writing of the local planning authority.
4. The first floor windows on the north (rear) elevation of the dwelling on Plot 1 and the south (rear) windows of the dwelling on Plot 2 shall be constructed so that the sill height is at least 1.67m (5'6") above first floor level.
5. A scheme of tree planting shall be submitted to and approved by the local planning authority prior to the commencement of development. Such planting shall be carried out during the first available season following the commencement of development. Any tree or shrub dying within five years of planting shall be replaced by the applicant or their successors in title to the satisfaction of the local planning authority.
6. 1.8 metres (6 feet) high brick screen walling shall be erected along the line coloured brown on drawing No. 1365.6 returned herewith commensurate with the occupation of the dwellings.
7. 1.8 metres (6 feet) high screen fencing shall be erected along the lines coloured blue on drawing No. 1365.6 returned herewith commensurate with the occupation of the dwellings.
8. The proposed vehicular access driveways and turning spaces shall be constructed to the satisfaction of the local planning authority prior to the commencement of the erection of the proposed dwellings. Furthermore, the 2.3m (7'6") wide footpath and the vehicular crossing between the existing highway and the proposed access driveways shall be constructed and completed to the satisfaction of the local planning authority prior to the occupation of the proposed dwellings.

NOTE Letters from two adjoining residents have been received objecting to the proposal on traffic, siting and loss of privacy grounds.

However, suitable turning facilities for vehicles have been incorporated on the drawings to the satisfaction of the County Surveyor and condition No. 8 is included to ensure that these facilities are provided prior to the commencement of the dwellings so that the minimum of disturbance and inconvenience is caused to adjoining residents whilst the properties are being erected.

Furthermore, revisions to the siting have been achieved to reduce the amount of forward projection to a reasonable degree and conditions 4 and 7 are included to ensure adequate privacy for the occupiers of new and existing properties.

5. HULLBRIDGE

ROC/948/75 - South side Creek View Avenue - Mrs. M.J. Pascoe.

Outline application for residential dwelling.

Frontage of Plot: 12.2m (40'), Depth of Plot: 41.18m (135').

D.T.S. - Grant Permission subject to:-

1. Std. Cond. 1. - Reserved matters to be approved.
2. Std. Cond. 2. - Commence in 2 years or 5 years.
3. No trees shall be felled, lopped or topped without the previous written consent of the local planning authority until 12 calendar months after completion of the permitted development. Any trees removed without such consent, or dying or being severely damaged or becoming seriously diseased before the end of that period, shall be replaced with trees of such size and species as may be agreed with the local planning authority.
4. Provision shall be made within the site to the satisfaction of the local planning authority and prior to the building being occupied, for vehicles to turn to enable them to enter and leave the site in a forward gear.

6. CANEWDON

ROC/788/75 - Adjoining Scotts Hall Cottages, Scotts Hall Road - Mr. D. Stacy.

Frontage of Plot: 46m (151'), Depth of Plot: 28m maximum (92').
Outline application to demolish existing houses and erect 2 new houses for use by farm employees.

D.T.S. - Grant Permission subject to:-

1. Std. Cond. 1. - Reserved matters to be approved.
2. Std. Cond. 2. - Commence in 2 years or 5 years.
3. The occupation of the dwellings shall be limited to a person solely or mainly employed, or last employed, in the locality in agriculture as defined in Section 290 (1) of the Town and Country Planning Act, 1971 or in forestry (including any dependents of such person residing with him) or a widow or widower of such a person.

4. The vehicular accesses and crossings shall be laid out in accordance with the attached sketch.
5. No access gates shall be erected on the site frontage.
6. A vehicular turning space shall be provided within the curtilage of each property.
7. No fences, walls or other obstructions over 3 feet in height shall be erected along the entire length of the site frontage.
8. Provision shall be made within the curtilage of the site for one garage or garage space in addition to one parking space per residential unit in accordance with details to be submitted prior to the development commencing, showing the siting of the garage and parking spaces, the parking space to be clear of the highway and to be convenient for use by visitors to each dwelling unit and constructed before the dwelling is occupied.
9. The garages or garage spaces required by condition 8 above, shall be sited not less than 40 feet from the highway boundary.
10. The existing houses on the site shall be demolished and the site cleared to the satisfaction of the local planning authority so that the land on which the existing houses are situated is capable of cultivation not later than three months from the date on which the proposed houses are completed and first occupied.
11. Trees, the species of which shall have been agreed in writing by the local planning authority shall be planted in the positions indicated by a black cross on the plan returned herewith during the first planting season following the completion and occupation of the proposed dwellings.

7. CANEWDON

ROC/817/75 - The Marina, Wallasea Island - Conport Structures Limited.

Outline application to erect a temporary building for use as a show building.

Floor Area: 148.6m² (1600 sq.ft).

D.T.S. - Refuse Permission for the following reasons:-

1. The proposed development would be contrary to the provisions of the County Development Plan wherein the site is situated within a Rural Area without notation where new development is not normally permitted and where it is intended to conserve the existing countryside and enhance its appearance.
2. The proposed development would be inappropriate on this site and would detract from the appearance and character of this predominantly open and rural area.

NOTE A controlling interest in the applicant company has recently been acquired by Eastwoods Essex Yacht Marina Limited. The Company are actively engaged in the sale of prefabricated buildings to a number of Arab States and wish to further their sales promotion by laying a concrete base and erecting a show building.

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8. RAYLEIGH

ROC/965/75 - London Road (opposite Lower Barn Farm) - Mr. S.B. Brown.

Erection of block of loose boxes for stabling horses.

D.T.S. - Grant Permission subject to:-

1. The development the subject of this application is hereby permitted for a period expiring on 31st December 1977.
2. The proposed buildings shall be removed and the site reinstated to its former condition to the satisfaction of the local planning authority on or before 31st December 1977 unless otherwise agreed in writing by the local planning authority.
3. The proposed buildings shall be used to provide stable accommodation for horses and ancillary purposes for the personal enjoyment of the applicant and his immediate family and shall not be used for any other purpose whatsoever including a riding school.

9. GREAT WAKERING

ROC/877/75 - Church Hall, New Road - Parochial Church Council of St. Nicholas, Great Waking.

Use hall for nursery school purposes.

D.T.S. - Grant Permission subject to:-

Std. Cond. 3. - Commence in 5 years.

NOTE It is intended that a maximum of 30 children between the ages of 3-5 years shall attend the playgroup between the hours of 9.a.m. - 12. noon and 2.00.p.m. to 5.00.p.m. from Monday to Friday.

10. HOCKLEY

ROC/1016/75 - 14, Spa Road - Mr. A. Law.

Change use of existing shop to a Chinese Take-Away Restaurant.

D.T.S. - Grant Permission subject to:-

Std. Cond. 3. - Commence in 5 years.

11. HOCKLEY

ROC/933/75 - 14, Spa Road - Mr. S. Lam.

Change use from retail shop to Chinese Take Away Food Shop.

D.T.S. - Grant Permission subject to:-

Std. Cond. 3. - Commence in 5 years.

12. ROACH GROUP

ROC/873/75 - Barling Hall Creek, Barling Hall, Barling - Mr. L.G. Gilson.

Level quay and convert existing barge for processing cockles.

D.T.S. - Grant Permission.

NOTE This application seeks consent for a use which has commenced.

13. ROCHFORD

ROC/747/75 - 7, Queensland Avenue - J.D. Hemmings Limited.

Erect 2 detached bungalows and garages.

Frontage of each plot: 9.17m (30'1"), Depth of Plot: 41.17m (135'),
Floor Area: 84.24m² (906 sq.ft).

D.T.S. - Grant Permission subject to:-

1. Std. Cond. 3. - Commence in 5 years.
2. Std. Cond. 11. - Submit materials schedule.
3. The floor space shown for garaging shall be used for no other purpose incidental to the enjoyment of the dwelling without the prior approval in writing of the local planning authority.
4. The front of the garages and dwellings shall be sited a minimum of 6 metres (20'0") from the highway boundary.

14. RAYLEIGH

ROC/964/75 - Land between Nos. 28 and 32, Great Wheatleys Road - Trustees of E. Kingston, Dec'd.

Outline application to erect residential dwelling.

Frontage of Plot: 10.66m (35'), Depth of Plot: 50.29m (165').

D.T.S. - Refuse Permission for the following reasons:-

1. The erection of a dwelling on this site would result in a cramped infill development which would unduly conflict with, and detract from, the character, density and setting of the existing development in this section of Western Road.
2. The site abutts the flank wall of the adjoining dwelling 32 Great Wheatleys Road, and the erection of a dwelling thereon could not fail to overshadow the windows in the flank wall of this existing property and thereby have an adverse effect on its outlook and amenities.

NOTE The existing dwellings in the vicinity of the site possess frontages in excess of 40 feet. The application site is only 35 feet frontage and furthermore its western flank boundary abutts the flank wall of the adjoining dwelling and there are three windows approx. 5' x 4' in this wall.

15. RAYLEIGH

ROC/829/75 - Carter & Saunders Farm, Rawreth Lane, Rawreth - Mr. R.S. Hendry.

Erect single storey building to house livestock.

D.T.S. - Grant Permission subject to:-

1. The building shall be clad externally in accordance with the details indicated on the application drawing.
2. The building shall be used only for purposes in connection with the domestic needs or personal enjoyment of the persons occupying the dwelling known as Carter and Saunders Farmhouse.

NOTE Enforcement action was taken against the erection of a building on this site by the applicant who claimed he was simply replacing a dilapidated barn. That building has been demolished to ground level and what is now proposed would be constructed on the same foundations. The new proposal shows a single storey building with pitched twin gabled roof covered with plain tiles with the walls faced with boarding to match the existing buildings alongside Rawreth Lane.

16. HOCKLEY

ROC/769/75 - Land adjacent to No. 27 Highams Road - Mr. S.R. Tanner.

Erect detached bungalow and garage. (Details).

Frontage of Plot: 18.45m (60'6"), Depth of Plot: 15.25m (50'0"), Floor Area: 103.85m² (1111 sq.ft).

D.T.S. - Grant Permission subject to:-

1. Std. Cond. 3. - Commence in 5 years.
2. A hardstanding 5.00m x 2.50m (16'5" x 8'2 $\frac{1}{2}$ ") shall be provided within the curtilage of each dwelling, convenient to the front door whether a garage is provided or not.
3. 1.8 metres (6 feet) high screen fencing shall be erected along the lines coloured green on drawing No. 1075 - A2 - 1 returned herewith commensurate with the occupation of the dwelling.

17. ROCHFORD

ROC/992/75 - Methodist Hall, North Street - Mrs. L. Parish.

Permission to hold a playgroup for 20 children of between 3 and 5 years of age.

D.T.S. - Refuse Permission for the following reason:-

The proposal would result in vehicles being left standing on the Class III road close to a bend causing danger and obstruction to other road users and to the detriment of highway safety.

NOTE The above grounds of refusal are as directed by the Highways Authority.

18. RAYLEIGH

ROC/991/75 - Site of 34 Western Road - Mrs. G. Ellison.

Outline application to demolish existing dwelling and erect 4 detached houses.

Smallest plot width: 18m (59'), Shortest plot depth: 44m (145'), Site Area: 1.85 acres.

D.T.S. - Grant Permission subject to:-

1. Std. Cond. 1. - Reserved matters to be approved.
2. Std. Cond. 2. - Commence in 2 years or 5 years.
3. The existing trees indicated on the plans accompanying the application, shall be retained and shall not be felled, lopped or topped without the previous written consent of the local planning authority. Any trees removed without such consent or dying, being severely damaged or becoming seriously diseased shall be replaced with trees of such size and species as may be agreed with the local planning authority.
4. During the next planting season following the completion and occupation of the proposed dwellings, a scheme of landscaping, in accordance with details and particulars which shall previously have been submitted to and approved by the local planning authority shall be carried out on the site to the local planning authority's satisfaction in connection with the development; any tree, shrub or hedge dying within five years of planting shall be replaced by the applicants or their successors in title. The landscaping scheme shall indicate the location, species and size of all trees and shrubs (including hedges) to be planted and shall include the location of all proposed screen walls and fences (including the proposed heights and materials); surfacing materials, and any proposed changes in ground level.
5. A screen fence the design, materials and height of which shall previously have been agreed in writing by the local planning authority shall be erected in the positions indicated in green on the plan returned herewith, prior to the completion and occupation of the proposed dwelling fronting Western Road.
6. A hedge the species of which shall previously have been agreed in writing by the local planning authority shall be planted adjacent to the fence required by condition 5 above along the line coloured brown on the plan returned herewith prior to the completion and occupation of the proposed dwelling fronting Western Road.

7. The existing private access road and proposed extensions thereto shall be hardsurfaced to the satisfaction of the local planning authority prior to the completion and occupation of the proposed dwellings. Details of the proposed finished surface to the access road shall be included in the detail plans required by condition 1.
8. The existing dwelling on the site shall be demolished prior to the commencement of the proposed dwellings.
9. The existing hedgerows indicated on the plans accompanying the application shall be retained.
10. Provision shall be made within the curtilage of the site for one garage or garage space in addition to one parking space per residential unit in accordance with details to be submitted prior to the development commencing showing the siting of the garage and parking spaces, the parking space to be clear of the highway and to be convenient for use by visitors to each dwelling unit and constructed before the dwelling is occupied.
11. A turning space for motor vehicles shall be provided within the curtilage of each of the proposed dwellings.
12. There shall be no obstruction to visibility within the areas of the sight triangles hatched blue on the plan returned herewith.
13. All trees and shrubs (including hedges) shall be protected by chestnut railing fences for the duration of the construction period at a distance equivalent to not less than the spread from the trunk. No materials shall be stored or buildings erected inside this fence; no changes in ground level may be made within the spread of any tree or shrub (including hedges) without the previous written consent of the local planning authority.

19. HAWKSWELL

ROC/822/75 - Land between 62 and 70 Parklands, Rochford - C.S. Wiggins & Sons Limited.

Erect 3 chalets and garages. (One pair and one detached).

Frontage of Plot: 24.38m (80'), Depth of Plot: 34m (113'), Floor Area: 78.88m² (850sq.ft).

D.T.S. - Grant Permission subject to:-

1. Std. Cond. 3. - Commence in 5 years.
2. Std. Cond. 11. - Submit materials schedule.
3. 1.8 metres (6 feet) high screen fencing shall be erected along the lines coloured green on Drawing No. 1173 A3 10R returned herewith commensurate with the occupation of the dwellings.

20. RAYLEIGH

ROC/879/75 - Lubards Lodge, off Hullbridge Road (entrance opposite
Gin & Water Cottages) - Mr. J.C. Pinkerton.

Outline application to demolish two existing dwellings and erect pair of new houses for agricultural workers. C.P.

D.T.S. - Grant Permission subject to:-

1. Std. Cond. 1. - Reserved matters to be approved.
2. Std. Cond. 2. - Commence in 2 years or 5 years.
3. The two existing houses marked 'A' and 'B' on the plan returned herewith shall be demolished and the site of same cleared to the satisfaction of the local planning authority not later than 3 months following the date on which the new houses hereby permitted are completed and first occupied.
4. The occupation of the dwellings shall be limited to a person solely or mainly employed, or last employed, in the locality in agriculture as defined in Section 290(1) of the Town and Country Planning Act, 1971 or in forestry (including any dependents of such person residing with him) or a widow or widower of such a person.
5. A scheme of tree planting along the western and southern boundaries of the site shall be submitted to and approved by the local planning authority prior to the commencement of development. Such planting shall be carried out during the first available season following the commencement of development. Any tree or shrub dying within five years of planting shall be replaced by the applicant or their successors in title to the satisfaction of the local planning authority.
6. A hardstanding 5.00m x 2.50m (16'5" x 8'2 1/2") shall be provided within the curtilage of each dwelling, convenient to the front door whether a garage is provided or not.

21. RAYLEIGH

ROC/861/75 - Bedford Close (rear of 75 Daws Heath Road) - Mr. L. Greer.

Erect 3 bedroomed house.

Frontage of Plots 9.1m (30'), Depth of Plots 23m (75'), Floor Area: 96m² (1033 sq.ft).

D.T.S. - Grant Permission subject to:-

1. Std. Cond. 3. - Commence in 5 years.
2. The existing hedgerow coloured green on the plan returned herewith shall be retained and shall not be removed without the written consent of the local planning authority.
3. Std. Cond. 11. - Submit materials schedule.

4. The floor space shown for garaging shall be used for no other purpose incidental to the enjoyment of the dwelling without the prior approval in writing of the local planning authority.
5. 1.8 metres (6 feet) high screen fencing shall be erected along the lines coloured blue on Drawing No. 1C returned herewith commensurate with the occupation of the dwelling.
6. Notwithstanding the provisions of the Town and Country Planning General Development Orders 1973 and 1974, no walls or fences or other means of enclosure, shall be erected within the curtilage of any dwelling house in front of the forwardmost part of that dwelling house (except as may otherwise be required by conditions attached hereto or as may be the subject of further reserved matters).

22. HAWKWEILL

ROC/831/75 - Land at rear of 361 & 363 Ashington Road and adjoining to 2 Princess Gardens, Rochford - Mr. J. Venables.

Erect 2 bedroomed detached bungalow with integral garage.

Frontage of Plot: 10.67m (35'4"), Depth of Plot: 24m (79'), Floor Area: 56m² (603 sq.ft).

D.T.S. - Refuse Permission for the following reasons:-

1. The siting of a dwelling in the position indicated would appear unduly obtrusive in the street scene. The dwelling would adversely affect the amenities of No. 2 Princess Gardens since it is shown to be sited substantially in front of that dwelling.
2. The depth of the site is considered to be incompatible with the surrounding development and would result in insufficient private amenity space being provided to serve the occupiers of the proposed bungalow. This would inevitably result in a greater level of disturbance to the adjoining occupiers.

23. ASHINGTON

ROC/820/75 - "Highsteppers", Canewdon Road - Mr. J. Smith.

Re-build existing stables and gig stores.

Two buildings, each 15.748m x 3.34m (51'7" x 10'11").

D.T.S. - Grant Permission subject to:-

1. Std. Cond. 3. - Commence in 5 years.
2. The existing hedgerow adjoining the highway shall be retained and shall not be reduced in height or density without the previous written consent of the local planning authority. Any part of the hedgerow removed without such consent or dying within five years of the commencement of the development or becoming seriously diseased shall be replaced with a hedge of such size and species as may be agreed with the local planning authority.

3. The proposed buildings shall only be used for the purposes specified in the application.

24. RAYLEIGH

ROC/707/75 - Eros Factory, Sirdar Road - Messrs. Eros Limited.

Proposed two storey extension at front and single storey extensions at side and rear to form cutting shop, office canteen and factory extensions.

Floor Areas: Two storey: 65.6m² (705.25 sq.ft).
Extension at side: 97.58m² (1050.39 sq.ft).
At rear: 58.06m² (625 sq.ft).

D.T.S. - Refuse Permission for the following reasons:-

1. The proposal represents an undesirable over-development of the site which, if allowed, would result in a cramped form of development. Furthermore, the proposal does not provide for the satisfactory accommodation within the curtilage of the site for the parking, loading and unloading of vehicles associated with the intensification of the use.
2. Inadequate space is available to enable vehicles to manoeuvre and enter and leave the highway in forward gear.
3. The intensification of industrial use would be detrimental to the amenities of the occupiers of residential properties in the area.

NOTE Objections have been received from the occupiers of 26 Woodlands Avenue the main points being:-

1. Detrimental affect of extensions to factories close to a residential area.
2. Possible adverse affect on environment from noise, fumes and smell.

25. GREAT WAKERING

ROC/798/75 - Seaview Drive - Wake-Homes Limited.

Outline application to erect two detached and one pair of semi-detached dwellings.

Frontage of Plot: 36.5m (120'), Depth of Plot: 30.39m (100').

D.T.S. - Grant Permission subject to:-

1. Std. Cond. 1. - Reserved matters to be approved.
2. Std. Cond. 2. - Commence in 2 years or 5 years.
3. Provision shall be made within the curtilage of the site for one garage or garage space in addition to one parking space per residential unit in accordance with details to be submitted prior to the development commencing showing the siting of the garage and parking spaces, the parking space to be clear of the highway and to be convenient for use by visitors to each dwelling unit and constructed before the dwelling is occupied.

4. A scheme of tree planting shall be submitted to and approved by the local planning authority prior to the commencement of development. Such planting shall be carried out during the first available season following the commencement of development. Any tree or shrub dying within five years of planting shall be replaced by the applicant or their successors in title to the satisfaction of the local planning authority.

26. HOCKLEY

ROC/935/73 - Land rear of 48, Aldermans Hill and adjoining to 3, Laburnum Grove, Hookley. - Tarcheross Properties Limited.

Erect 3 detached dwellings and part integral garages (Details).

Frontage of Plot: 8.53m (28') each, Depth of Plot: 30m (100') each,
Floor Area: 102.5m² (1103 sq.ft).

D.T.S. - Grant Permission subject to:-

1. Std. Cond. 11. - Submit materials schedule.
2. The floor space shown for garaging shall be used for no other purpose incidental to the enjoyment of the dwelling without the prior approval in writing of the local planning authority.
3. 1.8 metres (6 feet) high close boarded fencing shall be erected along the line coloured green on Drawing No. 2803/3 returned herewith commensurate with the occupation of the dwellings.
4. 1.8 metres (6 feet) high screen fencing shall be erected along the lines coloured brown on Drawing No. 2803/3 returned herewith commensurate with the occupation of the dwellings.
5. Notwithstanding the provisions of the Town and Country Planning General Development Orders 1973 and 1974, no walls or fences or other means of enclosure shall be erected within the curtilage of any dwelling house in front of the forwardmost part of that dwelling house (except as may otherwise be required by conditions attached hereto, or as may be the subject of further reserved matters).

27. HULLBRIDGE

ROC/746/75 - Land east of The Walk. - C.S. Wiggins & Sons Limited.

Erect 38 Group 2 O.P. Units, 2 Warden Units, 18 Group 1 O.P. Flats and 24 parking spaces.

Site Area: Approx. 1.57 acres.

D.T.S. - Grant Permission subject to:-

1. Std. Cond. 3. - Commence in 5 years.
2. The proposed development shall only be carried out by or on behalf of the Rochford District Council.

3. During the first available planting season following the completion and occupation of the development, a scheme of landscaping, in accordance with details and particulars which shall previously have been submitted to and approved by the local planning authority, shall be carried out on the site to the local planning authority's satisfaction in connection with the development; any tree shrub or hedge dying within five years of planting shall be replaced by the applicants or their successors in title. The landscaping scheme shall indicate the location, species and size of all trees and shrubs (including hedges) to be planted and shall include the location of all proposed screen walls and fences (including the proposed heights and materials); surfacing materials, and any proposed changes in ground level.
4. Std. Cond. 11. - Submit materials schedule.
5. 1.8 metres (6 feet) high brick screen walling shall be erected along the lines coloured green on the plans returned herewith commensurate with the occupation of the dwellings.
6. There shall be no obstruction to visibility within the areas of the sight splays hatched blue on the plan returned herewith.
7. The proposed access road coloured brown on the plan returned herewith shall be constructed to the satisfaction of the local planning authority prior to the commencement of the proposed buildings.
8. The proposed parking spaces, access thereto and footpaths indicated on the plans accompanying the application shall be constructed to the satisfaction of the local planning authority prior to the completion and occupation of the proposed dwelling units.

28. HAWKWEILL

ROC/674/74 - Land adjacent to 227 Rectory Road - Mr. J.R. Williams.

Erect detached dwelling with detached garage. (Details).

Frontage of Plot: 15.24m (50'), Depth of Plot: 43.28m (142'), Floor Area: 99.83m² (1000 sq.ft).

D.T.S. - Grant Permission subject to:-

1. Std. Cond. 11. - Submit materials schedule.
2. A hardstanding 5.00m x 2.50m (16'5" x 8'2½") shall be provided within the curtilage of each dwelling, convenient to the front door whether a garage is provided or not.
3. The first floor bedroom window on the south flank wall shall be constructed so that the cill height is not less than 1.600 metres above the level of the floor.

NOTE Outline planning permission for one dwelling on this site was permitted on appeal.

29. ROACH GROUP

ROC/793/75 - Nos. 1, 2, 3, and 4, Brick Row Cottages, Paglesham -
G. Rayner Limited.

Alterations and additions to existing cottages.

D.T.S. - Grant Permission subject to:-

1. Std. Cond. 3. - Commence in 5 years.
2. The proposed weatherboarding on the rear wall of the proposed additions shall be coloured black.

NOTE This proposal is within the Designated Conservation Area of Church End, Paglesham and would normally have been considered by the Conservation Panel. The matter of referring cases directly to the Development Services Committee will have been considered by the Committee under an item on the Agenda and the decision on that item will determine whether this and the next application on the Schedule can be decided now.

30. RAYLEIGH

A/ROC/20/75 - 63/65 High Street - Barclays Bank Limited.

Erect internally illuminated "Barclays" advertisement sign on the Websters Way elevation. (Size 3m x 3.35m (11' x 11')).

D.T.S. - Refuse Permission for the following reason:-

The local planning authority consider that the proposed sign is excessive in size and its display at high level on the rear elevation would create a strident feature in the street scene which would appear unduly obtrusive and detrimental to the visual amenity of the building and to this part of the Rayleigh Conservation Area. Furthermore this sign if permitted could lead to the proliferation of similar advertisements elsewhere in the Conservation Area.

NOTE This proposal is within the Designated Conservation Area of Rayleigh. Please refer to the note appended to the previous item on this schedule.

DELEGATED PLANNING DECISIONS

I have decided the following planning applications in accordance with the policy of delegation:-

CONDITIONAL APPROVALS

- | | | |
|------------|---|---------------------------------------------------------------------------------------------------------------------------|
| ROC/897/75 | - | Add lounge extension at "Nulli-Scoundus", Preston Gardens, Rayleigh - Mr. R. Bruce. |
| ROC/903/75 | - | Convert existing bathroom and kitchen into bathroom and add kitchen at 37, Brooklyn Drive, Rayleigh - Mr. Prioli. |
| ROC/968/75 | - | Add side extension to form lounge extension and garage at 3, Manns Way, Rayleigh - Mr. J.T. Charlton. |
| ROC/878/75 | - | Amended details of 1 dwelling approved under ROC/120/75 adjoining 17, Hockley Rise, Hockley - Ainge Developments Limited. |
| ROC/881/75 | - | Add lounge and kitchen extension at 32, Teignmouth Drive, Rayleigh - Mr. G.W. Dye. |
| ROC/869/75 | - | Add extension to form 2 bedrooms at "Lavender Lodge", 85, Canewdon View Road, Ashington - Mr. K.E.R. Skeet. |
| ROC/737/75 | - | Erect garage at 32, Hawkwell Road, Hockley - Mr. Hawkes. |
| ROC/870/75 | - | Add bathroom, kitchen and hall extension with bedroom over at 16, Church Road, Barling - Mr. K. Paterson. |
| ROC/926/75 | - | Erect car port and porch at 5, Highams Road, Hockley - Mr. H.R. Maulkin. |
| ROC/963/75 | - | Add store room extension and porch at 286, Little Wakering Road, Great Wakering - Mr.K.R. Manthorpe. |
| ROC/890/75 | - | Add garage at 14, Southview Close, Rayleigh - Mr. D. Miller. |
| ROC/885/75 | - | Add living room extension at 396, Rectory Road, Hawkwell - Mr. C.E. Ainge. |
| ROC/893/75 | - | Erect detached garage at 2a Central Avenue, Ashington - Mr. C.H. Charlesworth. |
| ROC/872/75 | - | Add kitchen extension adjoining Good Companions Garage, Ohelmsford Road, Battlesbridge - Mr.F. Darton. |
| ROC/830/75 | - | Add dining room and kitchen extension at 49, Plumberow Avenue, Hockley - Mr. Cousins. |
| ROC/952/75 | - | Add front porch at "St. Christopher", Mount Bovers Lane, Hawkwell - Mr. D.C. Binding. |

ROC/917/75 - Add kitchen extension at 6, Canewdon View Road, Rochford - Mr. W. Taylor.

ROC/871/75 - Demolish conservatory and add bedroom, bathroom and lobby at 99, Louis Drive, Rayleigh - Mr. P.J. Livermore.

ROC/836/75 - Add extension to form kitchen, bedrooms, lobby and detached garage at 17, Philbrick Crescent East, Rayleigh - Mr. R. Anderson.

ROC/901/75 - Add 2 bedrooms and W.C. extension at 55, White Hart Lane, Hawkwell - Mr. Malcouronne.

ROC/939/75 - Add rear extension to form kitchen and dining area at 44, Devon Gardens, Rochford - Mr. A. Headley.

ROC/938/75 - Add rear extension to form kitchen and dining area at 46, Devon Gardens, Rochford - Mr. M. Sargeant.

ROC/989/75 - Rooms in roof to form bedroom and cloakroom at 60, Barling Road, Great Wakering - Miss Houghton and Miss Sanderson.

ROC/949/75 - Demolish existing conservatory and external W.C. and extend lounge and add cloakroom and porch at 261, High Street, Great Wakering - Mr. Hicks.

ROC/914/75 - Add study and W.C. extension with bedroom over at "The Shires", Mucking Hall Lane, Great Wakering - Mr. R. Murrell.

ROC/913/75 - Add porch and garage at 18, Albert Close, Rayleigh - Mr. A.W. Tredgold.

ROC/910/75 - Demolish existing garage and replace with new garage at 1, Victoria Avenue, Rayleigh - Mr. D. Hemsley.

ROC/799/75 - Erect double garage at The Old Rectory, Fambridge Road, South Fambridge - Mr. J. Cater.

ROC/887/75 - Add kitchen and dining room extension with bedrooms over at 2, Great Wheatley Road, Rayleigh - Mr. K. Patterson.

ROC/779/75 - Add side, rear extensions and rooms in roof at 26, White Hart Lane, Hawkwell - Mr. R. Green.

ROC/911/75 - Erect garage and store at 76, Parklands, Rochford - Mr. N. Sweeney.

ROC/981/75 - Add extension to form lounge and 4th bedroom at 168, Warwick Road, Rayleigh - Mr. Hutchins.

REFUSALS

- ROC/818/75 - Construct a vehicle park on land fronting Daws Heath Road and Arterial Road, Rayleigh - Mr. B. Jay.
- ROC/821/75 - Add bedroom and bathroom to first floor at 5, Timber-wharf Cottages, Battlesbridge - Mr. D. Ogg.
- ROC/848/75 - Add dining-room extension and rooms in roof at 35, The Broadway, Hockley - Mr. J. Mason.
- ROC/953/75 - Add bathroom extension to first floor at 22, Link Road, Rayleigh - Mr. Corbett.
- ROC/1000/75 - Rooms in roof to form 3 bedrooms and W.C. at 72, Spencer Gardens, Rochford - Mr. Bloomfield.

BUILDING REGULATIONS

In accordance with the policy of delegation, I have decided the following applications submitted under the Building Regulations:-

APPROVALS

- 9631 Add kitchen extension and utility room and balcony at 38, Woodpond Avenue, Hockley - Mr. J.M. Chell.
- 9632 Room in roof and shower room at 32 York Road, Rayleigh - Mr. T.B. Searle.
- 9633 Garage at 11, Grove Road, Rayleigh - Mr. J.E. Heath.
- 9634 Cavity wall insulation at Plot 19, Kennedy Close, Rayleigh - B. Spector.
- 9635 Cavity wall insulation at 24 Lancaster Road, Rayleigh - Twincastle Limited.
- 9636 Cavity wall insulation at Plot 80, Cotswold Lodge, Connaught Road, Rayleigh - Foyle and Marven.
- 9637 Extend existing bedroom at 74, High Road, Hockley - Mr. J. Chapman.
- 9642 Lounge and bedroom extension at 188, Bull Lane, Rayleigh - Mr. J. Dawson.
- 9643 Lounge extension at 186 Bull Lane, Rayleigh - Mr. R. Hursee.
- 9644 Alterations and improvements at 336 Little Wakering Road, Great Wakering - Mr. C.J. Arnold.
- 9645 Double garage at 53, Deepdene Avenue, Rayleigh - Mr. K. Smith.
- 9646 Add lounge and dining room extension with bedrooms over at 5, Caversham Avenue, Rayleigh - Mr. F. Lomas.
- 9647 Porch and garage extension at 11, Causton Way, Rayleigh - Mr. P.C. Glenn.
- 9648 10 Warehouses at 28, 30 and 32, Purdeys Way and 2 to 7 inclusive, Featherby Way, Rochford - Rochehall Limited.
- 9649 Cavity wall infill at 187, Broom Road, Hullbridge - Mr. R.W. Lee.
- 9650 Addition of shower unit at "Francois", Creek View Avenue, Hullbridge - C.S.E. Homes Limited.
- 9651 Garage at 173, Conway Avenue, Great Wakering - Mr. Bull.

- 9652 Amended plans for kitchen extension at 19, Warwick Gardens, Rayleigh - Mr. K. Ashcroft.
- 9653 Kitchen extension at 37, Somerset Avenue, Rochford - Mr. G. Scott.
- 9654 Erect garage and store at 76, Parklands, Rochford - Mr. N. Sweeney.
- 9655 Garage at 18, Manor Road, Hockley - Mr. Simpson.
- 9656 Detached house and double garage at Plot 2, Hockley Rise, Hockley - Mr. R.J. Waterhouse.
- 9657 Porch and garage at 18, Albert Close, Rayleigh - Mr. A.W. Tredgold.
- 9658 Extension at 1, Gilbert Close, Rayleigh - Mr. W.D. Greenhill.
- 9659 Bathroom extension at 92, High Street, Great Wakering - Miss Buckenham.
- 9660 3 Chalets and garages at land between 62 and 70 Parklands, Rochford - C.S. Wiggins & Sons Limited.
- 9661 Porch, screen to front entrance at Rayleigh County Infants School, Love Lane, Rayleigh - Parent/Teacher Association.
- 9662 Add 2 bedrooms and W.C. at 55, White Hart Lane, Hawkwell - Mr. Malcouronne.
- 9663 Add lounge extension at "Nulli-Secundus", Preston Gardens, Rayleigh - Mr. R. Bruce.
- 9664 Add front and rear storm porch at 44, Upway, Rayleigh - Mr. Ereen.
- 9665 Garage at 33, Rosslyn Road, Hockley - Mr. A.S. Webb.
- 9666 Erect new staircase at 3, Hedgeshope Avenue, Rayleigh - Mr. B.D. Hawkins.
- 9667 1 Detached house and garage adjoining "Harbards", Hullbridge Road, Rayleigh - J.T. Byford & Sons Limited.
- 9668 Extend porch at 198, Eastwood Road, Rayleigh - Mr. J.C. Achterberg.
- 9669 Cavity wall insulation at 14, Albany Road, Rayleigh - Mr. C.R. Warran.
- 9671 Cavity wall insulation at 14, Willow Walk, Canewdon - Mr. Taylor.
- 9672 Add rear extension to form kitchen and dining area at 44, Devon Gardens, Rochford - Mr. A. Headley.
- 9673 Add rear extension to form kitchen and dining area at 46, Devon Gardens, Rochford - Mr. M. Sargeant.

- 9674 Garage at 79, Daws Heath Road, Rayleigh - Mr. V. Brazier.
- 9675 Add garage and porch to front and kitchen extension to rear at 20, Richmond Drive, Rayleigh - Mr. D.J. Lott.
- 9676 Add toilet extension to garage with playroom over at 7, Hawthorne Gardens, Hockley. - Mr. R.K. Paterson.
- 9677 Add kitchen extension at 27, Heycroft Avenue, Hawkwell - Mr. A. McDermid.
- 9678 Lounge and bedroom extension at 8, Anne Boleyn Drive, Rochford - Mr. R.W. Hope.
- 9679 Internal alterations at 140, Stambridge Road, Rochford - Mr. S. Read.
- 9680 2 Storey extension at 2 Rawreth Hall Cottages, Rawreth Lane, Rayleigh - Mr. J. Humphries.
- 9682 Demolish existing and erect new retail department store at 77-79 High Street, Rayleigh - The Boots Company Limited
- 9683 Cavity wall insulation at 79, Connaught Road, Rayleigh - Foyle and Marven.
- 9684 Cavity wall insulation at 108 Rectory Road, Rochford - Mr. Pooley.
- 9685 Cavity wall insulation at 78 Connaught Road, Rayleigh - Foyle and Marven.
- 9686 Internal alterations with bedroom extension and cesspool drainage at "Roseville", Trenders Avenue, Rayleigh - Mr. V. Van-Win.
- 9687 Demolish existing shop and construct 3 storey block of offices on land fronting Southend Road and Woodlands Road, Hockley - Lloyds Bank Property Co. Limited.
- 9688 Room in roof to form bathroom at "Meadow View", Lower Road, Hockley - Mr. A.A. Self.
- 9689 Add porch extension and alterations to lounge window at 286 Little Wakering Road, Great Wakering - Mr. K. Manthorpe.
- 9690 2 detached houses with garages at site of 15 Station Road, Hockley - Cushing & Partners.
- 9691 Add bathroom extension to first floor at 22, Link Road, Rayleigh - Mr. Corbett.
- 9692 Erect 4 pairs semi-detached houses and 1 detached house with integral garages at Little Wakering Road, Barling Magna - Modern Homes (Southend) Limited and Sulmona Estates Limited.

- 9695 Conservatory at 10, York Road, Ashington - Mr. E. Golden.
- 9696 Rooms in roof to form bedrooms and bathroom at 319 Rectory Road, Hawkwell - Mr. P.J. Pearcey.
- 9697 Conservatory at 10A York Road, Ashington - Mr. C.J. Mann.
- 9698 Garage at 56, Cornhill Avenue, Hockley - Mr. Money.
- 9699 Detached house at land corner of Eastwood Rise and Nore Road, Rayleigh - Mr. P. Smith.
- 9700 Kitchen and dining room extension at 28B Kings Road, Rayleigh - Mr. & Mrs. Scott.
- 9701 Add study and W.C. extension with bedroom over at The Shires, Mucking Hall Lane, Great Wakering - Mr. R. Murrell.
- 9702 Re-route sewer at 153, Stambridge Road, Rochford - J.T. Byford & Sons Limited.
- 9703 Convert existing bathroom and kitchen into bathroom at 37, Brooklyn Drive, Rayleigh - Mr. Prioli.
- 9704 Rooms in roof to form bedrooms and bathroom at 8, Lascelles Gardens, Rochford - Mr. I. Wells.
- 9705 Add side extension to form garage at 3, Manns Way, Rayleigh - Mr. J.T. Charlton.
- 9706 Add bedroom and lounge kitchen extension to rear at 46, Broad Walk, Hockley - Mr. Butcher.

REJECTIONS

- 9638 Add staircase, store room to ground floor and kitchen extension and internal alterations to first floor. Add detached storeroom at 349 Eastwood Road, Rayleigh - Mr. M.L. Shubart.
(Section 64 - E.9 (7) - Non-combustibility of compartment floors).
- 9639 Rear extension at 396 Rectory Road, Hawkwell - Mr. C.E. Ainge. (Section 64 - P.H.A. 1936 - B.R. A.10. - Schedule 2 - Insufficient information).
- 9640 Add bedroom at 30 Uplands Park Road, Rayleigh - Mr. A. Cole. (Section 64 - P.H.A. 1936 - B.R. A.10. - Schedule 2 - Insufficient information).
- 9641 Kitchen and lounge extension at 56, Hambro Hill, Rayleigh - Mr. Jackson.
(Section 64 - P.H.A. 1936 - B.R. A.10. - Schedule 2 - Insufficient information).
- 9670 New workshop building at Southend Airport - British Air Ferries Limited.
(B.R. E5 & E7. - Fire resistance of external walls and unprotected areas).

- 9681 Add rear extension to existing shop at 141-143 Ferry Road, Hullbridge - Messrs. Murdoch Norton Limited.
(Section 64 - E.9 (7) - Non-combustibility of compartment floor).
- 9693 Kitchen extension at 6, Canewdon View Road, Ashington - Mr. W. Taylor.
(Section 64 - P.H.A. 1936 - B.R. A.10. - Schedule 2 - Insufficient information).
- 9694 Convert existing integral garage to dining room and add detached garage at site of No. 55 Grove Road, Rayleigh - Mr. M. Jenkins.
(Section 64 - P.H.A. 1936 - B.R. A.10. - Schedule 2 - Insufficient information).

ROCHFORD DISTRICT COUNCIL

Minutes of the Housing Services Committee

At a Meeting held on 11th December 1975. Present: Councillors D. C. Wood (Chairman), E. H. Adcock, C. D. Bright, Miss J. R. Browning, L. K. Cope, C. B. Gowlett, A. J. Harvey, R. H. Holman, D. A. Ives, Mrs. M. T. Madden, D. McKinnell, G. C. Oldbury, C. Stephenson, W. J. Tracey, J. R. Warner and G. Young.

Visiting: Councillors Mrs. F. E. Clayton, B. A. Crick, S. B. H. Fletcher, D. R. Fowler and C. R. Morgan.

MINUTES

1112. Resolved that the Minutes of the Meetings held on 30th October 1975 and 12th November 1975 be approved as a correct record and signed by the Chairman.

APOLOGIES FOR ABSENCE

1113. Apologies for absence were submitted on behalf of Councillors N. A. Grove, Miss E. M. Leggatt, R. McCamley and R. D. Needham.

NON-MEMBERS ATTENDING

1114. The Chairman reported that Councillors Mrs. F. E. Clayton, B. A. Crick, S. B. H. Fletcher, D. R. Fowler and C. R. Morgan were in attendance.

COMPREHENSIVE HOUSING SERVICE (Minute 1100(vi)/75)

1115. Further consideration was given to the report contained in Minute 1063, following reference back of the recommendations by the Council.

Members were generally of the opinion, that despite the extra expenditure involved, the Council should proceed to establish a comprehensive housing service.

RECOMMENDED That the Council accept the principle of a comprehensive housing service on the lines suggested by the Management Team majority report, the Officers being instructed to bring it into operation from 1st April 1976, so long as financial constraints are not exceeded.
(225)

PUBLIC HEALTH ACT 1936 - SECTION 93

26 Sutton Court Drive, Rochford
3 & 5 Church Street, Rayleigh
16 Oakwood Road, Rayleigh

1116. The Director of Health and Housing reported that the respective owners had had their attention drawn to various defects in the above properties but that, to date, the necessary works had not been carried out. Full details of the works necessary to remedy the defects had been set out in the Agenda.

Resolved that the Director of Health and Housing be authorised to serve an Abatement Notice under Section 93 of the Public Health

Housing Services Committee

Act 1936 upon the owners of 26 Sutton Court Drive, Rochford. 3 and 5 Church Street, Rayleigh and 16 Oakwood Road, Rayleigh, requiring the execution of the works now reported within 28 days and, failing compliance with this Notice, that the Director of Administration be authorised to institute legal proceedings against the owners under Section 94 of the Public Health Act 1936. (2062/7789/10596)

2 London Road, Rawreth

1117. The Director of Health and Housing reported that the owner had had his attention drawn to various defects in this property but that to date the necessary works had not been carried out. Full details of the works necessary to remedy the defects had been set out in the Agenda.

Resolved that the Director of Health and Housing be authorised to serve an Abatement Notice under Sections 93 and 39 of the Public Health Act 1936 upon the owner of 2 London Road, Rawreth, requiring the execution of the above mentioned works within 28 days and, failing compliance with the Notice, that the Director of Administration be authorised to institute legal proceedings against the owner under Sections 94 and 290 of the Public Health Act 1936. (5734)

HOUSING ACT 1957 - SECTION 16
14 CROUCH VIEW GROVE, HULLBRIDGE

1118. The Director of Health and Housing reported upon this property which was considered to be unfit for human habitation.

Resolved that the Council, being satisfied that "Carlton" Crouch View Grove, Hullbridge, is unfit for human habitation and is not capable at reasonable expense of being rendered so fit, serve notice on all persons thereto of the time and place at which the condition of the property and any offer with respect to the carrying out of works or the future use thereof, will be considered. (5797)

HOUSING ACT 1957 - SECTION 17
10 & 12 GREENSWARD LANE, HOCKLEY (Minute 955/75)

1119. The Director of Administration reported that Notice had been served upon all persons so entitled that at this Meeting the condition of the properties and any offer with respect to the carrying out of works or the future use thereof, would be considered. No offer had been received.

Resolved that in accordance with Section 17 (1) of the Housing Act 1957, Demolition Orders be made in respect of Nos. 10 and 12 Greensward Lane, Hockley. (8632 & 10491)

Housing Services Committee

HOUSING ACT 1957 - SECTIONS 16 AND 27

1 & 2 HAMPTON BARNES COTTAGES, STAMBRIDGE - UNFIT HOUSE

1120. The Director of Health and Housing reported that this dwelling was subject to a Closing Order made on 27th May 1968. The owner, having now completed various repairs and improvements to the satisfaction of the Director of Health and Housing, had requested that the Closing Order be determined.

Resolved that the Council, being satisfied that the premises are fit for human habitation, determine the Order in accordance with Section 27 of the Housing Act 1957. (790)

PUBLIC HEALTH ACT 1936 - SECTION 95

"WHITE HEATHER" LONDON ROAD, RAWRETH

1121. The Director of Health and Housing reported that this property was subject to an Abatement Notice requiring certain repairs and as the work was not done the Magistrates Court subsequently made a Nuisance Order.

Despite this the repairs had still not been carried out and the Magistrates had since imposed on the owner a fine.

It appeared that the only solution to this case was for the Council to carry out these repairs in default of the owner.

Resolved (1) that the Director of Health and Housing be authorised to carry out repairs as set out in the Abatement Notice to the floors at "White Heather" London Road, Rawreth, by obtaining estimates from three local builders and the Director of Technical Services;

(2) that the Chairman be authorised to accept the lowest estimate;

(3) that the Director of Finance be authorised to recover the expenses incurred in accordance with Section 291 of the Public Health Act 1936. (5664)

IMPROVEMENT GRANTS

30 Hawkwell Park Drive, Hawkwell

1122. The Director of Health and Housing reported that this was a satisfactory property on which to offer grant in accordance with Council policy. The reasonable costs of the works were:-

<u>Improvements</u>	<u>Repairs</u>
£	£
460.00	525.00

The eligible expense was £920.00 and the total cost of all proposed work was £1,586.00.

Housing Services Committee

Resolved that the application for an Improvement Grant be approved in respect of an eligible expense of £920.00 and a grant of £460.00 be paid on satisfactory completion of the works. (11287)

2 The Terrace, Parkhurst Drive, Rawreth Lane, Rayleigh

1123. The Director of Health and Housing reported that this was a satisfactory property on which to offer grant in accordance with Council policy. The reasonable costs of the works were:-

<u>Improvements</u>	<u>Repairs</u>
£	£
1,280.00	585.00

The eligible expense was £1,865.00 and the total cost of all proposed work was £1,914.00.

Resolved that the application for an Improvement Grant be approved in respect of an eligible expense of £1,865.00 and a grant of £932.50 be paid on satisfactory completion of the works. (10855)

3 The Terrace, Parkhurst Drive, Rawreth Lane, Rayleigh

1124. The Director of Health and Housing reported that this was a satisfactory property on which to offer grant in accordance with Council policy. The reasonable costs of the works were:-

<u>Improvements</u>	<u>Repairs</u>
£	£
1,515.00	832.00

The eligible expense was £2,347.00 and the total cost of all proposed work was £2,677.00.

Resolved that the application for an Improvement Grant be approved in respect of an eligible expense of £2,347.00 and a grant of £1,173.50 be paid on satisfactory completion of the works. (11048)

141 New Road, Great Wakering

1125. The Director of Health and Housing reported that this was a satisfactory property on which to offer grant in accordance with Council policy. The reasonable costs of the works were:-

<u>Improvements</u>	<u>Repairs</u>
£	£
620.00	15.66

The eligible expense was £636.00 and the total cost of all proposed work was £1,023.00.

Housing Services Committee

Resolved that the application for an Improvement Grant be approved in respect of an eligible expense of £636.00 and a grant of £318.00 be paid on satisfactory completion of the works. (10041)

HOUSING FINANCE ACT 1972

QUALIFICATION CERTIFICATES - 166 HIGH STREET, GREAT WAKERING

1126. The Director of Health and Housing reported as follows:-

"The Housing Finance Act 1972 introduced the concept of qualification certificates to enable "controlled" tenancies to convert to "regulated" tenancies and become subject to the fair rent scheme. The Qualification Certificate is issued by the local authority to a landlord who can then ask the Rent Officer to determine a fair rent for his property. The certificate states that the property meets certain qualifying conditions, i.e.

1. The house must have all the standard amenities which must meet approved standards of design and construction.
2. The house must be in good repair having regard to its age, character and locality (not internal decorative repair).
3. The house must be fit for human habitation.

A Qualification Certificate can be issued either where standard amenities are already provided or where they are going to be provided. In the latter case, where the local authority is satisfied the standard amenities will be provided (possibly grant-aided), they can issue a Certificate of Provisional Approval, the Qualification Certificate itself being issued subsequent to provision of these amenities.

The Qualification Certificate system of control is a very simple system and now only affects relatively few properties, i.e. those which have not previously been automatically decontrolled.

The owner of 166 High Street, Great Woking has applied for a Certificate of Provisional Approval and has submitted plans to provide all standard amenities and make all necessary repairs in order to meet the qualifying conditions."

RECOMMENDED (1) That a Certificate of Provisional Approval be issued for 166 High Street, Great Woking.

(2) That in future, the Director of Health and Housing be authorised to approve or refuse all applications for Certificates of Provisional Approval and for Qualification Certificates. (10594)

Housing Services Committee

HOME LOSS PAYMENT - MR. J. WOODALL, 27 LOCKS HILL, CARAVAN PARK, ROCKFORD

1127. The above property had been vacated in accordance with the Council's policy and the tenant had now submitted a claim for a Home Loss Payment of £150, to which he was entitled.

RECOMMENDED That in response to the claim, a Home Loss Payment under Part 3 of the Land Compensation Act 1973, be made to Mr. Woodall in the amount of £150. (963)

RENT ARREARS, REBATES, ETC

Rent Arrears

1128. The Committee noted that arrears of £9,113.04 were outstanding in respect of 532 cases as at 26th November 1975.

Rent Rebates, Rent Allowances and Rate Rebate Applications

1129. The Director of Finance reported that during the period 6th October 1975 to 16th November 1975 the following applications had been dealt with:-

	Total No. of Applications	Average Weekly Rebate £	6.10.75 to 16.11.75
(a) <u>Rent Rebates</u>			
Approved	431	3.25	431
Not Granted	25		25
(b) <u>Rent Allowances</u>			
Unfurnished Approved	137	2.76	137
Not Granted	38		38
Furnished Approved	6	4.62	6
Not Granted	-	-	-
(c) <u>Rate Rebates</u>			
Approved	423	1.01	423
Not Granted	31		31

LETTING OF COUNCIL PROPERTIES FROM 13TH OCTOBER TO 23RD NOVEMBER 1975

1130. The Committee noted the action taken by the Director of Health and Housing to fill 18 casual vacancies during this period. (225)

APPLICATION FROM OWNER/OCCUPIER - CASE 00.71

1131. The Director of Health and Housing reported upon the circumstances of this owner/occupier O.A.P. applicant, whose medical condition was being aggravated by the condition of this property.

Housing Services Committee

Resolved that the application be accepted onto the housing waiting list. (225)

APPLICATION FROM TIED WORKER - CASE 3947

1132. The Director of Health and Housing reported upon the circumstances of this application from the widow of a tied worker, whose application had not been registered for one year.

Resolved that approval be given for rehousing of this applicant when a suitable Council dwelling becomes available. (225)

ACCOMMODATING THE HOMELESS - PROGRESS REPORT

1133. The Committee considered the attached report of the Director of Health and Housing upon the actions taken since 1st April 1975 to accommodate homeless families. Concern was expressed at the length of time some families had to spend in temporary accommodation prior to moving to a permanent home, although it was generally recognised that there must be some waiting period in order to ensure that homeless families did not gain unreasonable advantage over applicants on the ordinary waiting list.

Resolved (1) that the report be accepted, the Council's strategies to deal with this problem, as set out in the report, being reaffirmed;

(2) that further investigations be carried out into the length of time spent by families in temporary accommodation. (2122)

HOUSING DEVELOPMENT - REAR OF NEW ROAD, GREAT WAKERING

1134. The Committee considered the attached report of the Southend Borough Architect upon this scheme to provide 41 three-bedroom houses and 8 two-bedroom flats on land in the rear gardens of existing Council houses fronting New Road. In order to eliminate a monotonous terrace on a narrow site, Mews Courts had been provided, the "overlooking" of both new and existing houses having been carefully eliminated. A play area had been incorporated together with a number of trees and shrubs to enhance the development and act as screening where necessary.

RECOMMENDED (1) That the proposals now submitted be approved.

(2) That the Chairman be authorised to approve the appointment of suitable Quantity Surveyors for this scheme. (7287)

SOCIAL SERVICES CONFERENCE - 17TH FEBRUARY 1976

1135. The Director of Health and Housing reported as follows:-

"Notification has been received of a further Conference between members of the Social Services Committee and representatives of District Councils to be held at County Hall on Tuesday 17th February 1976 at 10.30 a.m. and the Council are invited to nominate delegates.

Housing Services Committee

The intention on this occasion is to discuss housing, as opposed to general welfare matters and subjects appropriate for discussion might include the arrangements for accommodating homeless families, sheltered housing for the elderly and relationships with Housing Associations, special housing required by other groups in the community such as the physically and mentally handicapped, and arrangements for any joint discussions or action for forward planning."

RECOMMENDED That Councillors Mrs. M. T. Madden and D. C. Wood, together with the Director of Health and Housing be appointed to attend this Conference. (214/6A)

VIOLENCE IN MARRIAGE

1136. At the request of a Member, the Director of Health and Housing reported on this matter as follows:-

"A number of voluntary organisations have been contacted in addition to the Police, Essex County Social Services Department and the Department of the Environment in connection with this problem.

A resume of the information gained is that the true incidence of this problem may well be concealed by other factors but is considered to be more prevalent in built-up rather than rural areas and is not restricted to any particular class of people. A three-bedroom house let to a voluntary organisation by the Thurrock District Council is at present overcrowded but this is hoped to be relieved shortly by the letting of a three-bedroom house by both Chelmsford District Council and the Southend Borough Council to voluntary organisations. It is not intended to disclose the addresses of these properties for obvious reasons. It is not thought the number of cases in Rochford is large but the suggestion has been made that it would be advantageous if battered wives could be housed in districts other than those in which they lived in order to reduce the risk of their whereabouts being discovered.

It is considered that this problem should be tackled on a County wide basis and the Officer Working Party on Homelessness of which the Director of Health and Housing is a member will be moving on to discuss this matter. It is expected that this subject will be among those debated at the next Social Services Conference to be held in Chelmsford in February 1976.

The Department of the Environment state that a Select Committee was formed under the chairmanship of William Hamilton M.P. in March 1975 to consider violence in marriage and an interim report was produced in July 1975. A Joint Circular of the Department of Health and Social Security and the Department of the Environment is now being printed and the interim report of the Select Committee will be circulated with this shortly."

RECOMMENDED That a further report be made after the Interim Report and Circular have been received. (8081)

Housing Services Committee

SELECTION OF FINANCIES (Minute 968/75)

1137. The Committee considered and noted the attached report of the Director of Health and Housing upon the system of making lettings, both new properties and casual vacancies, and upon the particular circumstances of 6 lettings reported to the last Committee. (225)

BROADWATER HOUSING ASSOCIATION LTD - LAND OFF LITTLE WAKERING ROAD

1138. The Director of Administration reported as follows:-

"By Minute 178/75, the Council agreed to make loans available to the above Association in the sums of £182,000 (land purchase and legal fees) and £590,333 (construction of 67 houses).

Since February of this year when those decisions were taken, a draft of the financial agreements has been sent to the Association and there has been subsequently a discussion with the Secretary of the Association. Apart from this, there has been no further action, and no explanation for the lack of progress. The Department of the Environment issued on 29th October 1975 loan consent in the sum of £175,669 for the land purchase element only, but they have subsequently informed me that they are taking stock of the situation and are attempting to ensure that such limited monies as are available are diverted to those schemes likely to proceed very quickly. They are therefore unable to issue any further loan consents.

Accordingly, on 6th November I wrote to the Secretary of the Society asking the Society's intentions regarding development of this site. I have received neither reply nor acknowledgement.

There are other schemes in the Council's Housing Association Programme, notably that approved by the Committee on 30th October 1975 by Minute 975/75 in respect of the Springboard Housing Association. This scheme is already to go ahead but is being held up because the Department will not grant loan sanction at the present time because of their shortage of funds.

In my view, the Council's prime purpose in making finance available to Housing Associations is to increase quickly the stock of dwellings in the District concurrently with their own and the private sector operations."

RECOMMENDED (1) That the offer of loan facilities made to the Broadwater Housing Association Limited by Minute 178/75 be withdrawn.

(2) That the Department of the Environment be requested to cancel the loan sanction issued to the Association on 29th October 1975 in the sum of £175,669 and transfer the sanction to another of the Council's schemes in a more advanced state of readiness. (4376)

Housing Services Committee

HOUSING CONTRACTS - PROGRESS REPORT

1139. The Committee considered the attached report of the Director of Technical Services upon progress with Housing Contracts. In connection with Contract 495, it was noted that the first completed dwellings would be handed over to the Council on 12th December 1975. In connection with Contract 600, concern was expressed by Members at the number and cost of the Architect's variation instructions which exceeded £500, the Director of Technical Services explaining that the majority of these additional works had become necessary as a result of changing the point of access to the rear garden land, the additional expenditure on this contract above the original contract figure being estimated at £8,000 approximately.

CONTRACT 662 - ELECTRICAL REWIRING (Minute 76/75)

1140. The Chairman reported and the Committee noted that, in accordance with his delegated authority, he had accepted the tenders indicated in the schedule for the electrical rewiring of additional Council houses, these being the lowest tenders received in each case:-

Schedule

<u>Contract</u>	<u>£</u>		
662D	3,835.44	24 houses Ferry Road.	J. S. Row Limited
662E	664.62	6 bungalows, The Drive.	J. S. Row Limited
662F	14,187.60	84 houses, The Drive.	I. B. Simpson & Son (1579)

CONTRACT 647 - ERECTION OF FIVE HOUSES AT SLAVIER DRIVE, GRFAT WAKERING

1141. The Director of Administration reported as follows:-

"Seven tenders were received for this contract and were opened by the Chairman on 5th December. The six lowest tenders were arithmetically checked and errors found which if corrected would have the effect of altering the tender amounts as follows:-

	<u>Tender as submitted</u>	<u>Tender as corrected</u>
J. T. Byford and Sons Ltd.	£62,273.16	£65,281.77
F. J. Capon Ltd.	£62,721.41	£62,721.41
Haynes and Smith Ltd.	£63,510.44	£63,744.50
Muggleton Building Contractors Ltd.	£63,654.76	£63,654.76
Parpak (Homes) Ltd.	£63,871.34	£63,942.71
A. W. Hardy & Co Ltd.	£65,013.00	£65,013.00

Housing Services Committee

The Council's quantity surveyors have contacted J. T. Byford and Sons Ltd. in connection with the large arithmetical errors in their tender and they have informed us that despite the errors, they are prepared to "stand by" their original tender sum, thus making their tender the lowest received.

They have also agreed that the adjustment to their tender rates and prices in order to overcome these errors can be made by the deduction of a percentage on the rates for builders work, in accordance with "Endorsement 'A'" to be inserted in the Bills of Quantities."

RECOMMENDED That subject to contract and to compliance with the Housing Cost Yardstick, the tender submitted by J. T. Byford and Sons Ltd. in the sum of £62,273.16 be accepted. (596)

(NOTE: Councillor D. A. Ives asked that his name be recorded as voting against the recommendation.)

EXCLUSION OF THE PUBLIC

1142. Resolved that, in accordance with Section 1 of the Public Bodies (Admission to Meetings) Act 1960, the public be excluded from the remainder of the meeting for the reason that the matters about to be discussed are the subject of confidential reports.

HOUSING MAINTENANCE AND REPAIRS

1143. Members considered the confidential report of the Management Team, circulated to Members only, upon the present costs of repairs, which appeared to be high compared with other local authorities and upon the possibilities of the Council relinquishing responsibility for all internal redecorations and minor repairs, retaining responsibility only for the structural condition of the property.

RECOMMENDED (1) That, with regard to redecorations, the Council adopt alternative 3 set out in the report with estimated savings of £15,020, with an additional saving of £1,500 per annum on re-let redecorations, the savings to be achieved through reduction of the labour force by natural wastage and short time working, subject to agreement with the appropriate unions.

(2) That the Officers be generally authorised to make exceptions to the policy set out in (1) above in respect of elderly or infirm tenants.

(3) That the Management Team report further upon ways in which an annual saving of £1,500 could be achieved on internal repairs. (8085)

(NOTE: Councillors D. McKinnell and W. J. Tracey asked that their names be recorded as voting against recommendation (1)).

Housing Services Committee

SUSPENSION OF STANDING ORDERS

1144. At 9.59 p.m. during consideration of the foregoing item, it was,
Resolved that Standing Order 1.8 be suspended to permit transaction of the remaining business.

HAMBRO HILL IMPROVEMENTS - CONTRACT 606 -
A.V.H. (BUILDERS) LTD (Minutes 927 and 937/75)

1145. The Committee considered and noted the confidential report of the Director of Administration which had been circulated to Members only, concerning the claim made by this Contractor for additional payments. Acting on the advice received, the Director had resisted the claim. (2298)

64 GRASSIERE AVENUE, HULLBRIDGE

1146. Further to Minute 1131/75, consideration was given to the condition of this property.

Resolved that the Director of Health and Housing report to the next meeting of the Committee.

SINGLE PERSONS APPLICATION NO. 3803

1147. The Director of Health and Housing reported upon the circumstances of this applicant, who was likely shortly to be rendered homeless. Whilst expressing sympathy at the applicant's plight, the Committee were aware that there was so little accommodation of the appropriate size that a vacancy was quite unlikely and, furthermore, that the Council had, so far, not accepted responsibility for single persons who became homeless.

RECOMMENDED (1) That this applicant be informed that whilst the the Council will be prepared to offer accommodation when available in accordance with her degree of need at the time, they cannot foresee when such a suitable vacancy will arise as accommodation of this size becomes available only on extremely rare occasions.

(2) That the applicant's Solicitors be informed that the Council's responsibility for providing temporary shelter for homeless families does not extend to single persons. (225)

LAND AT THE GRANGE, RAYLEIGH (Minutes 472 and 1110/75)

1148. The Director of Administration reported verbally upon the history of this area of land and upon the forthcoming appeal against the Enforcement Notice served by the Council in respect of the car breakers yard in Klondyke Avenue.

Resolved that the matter be considered at a Special Meeting of the Housing Services Committee to be held at Rayleigh on 5th January 1976 commencing at 6.00 p.m. (6900)

Housing Services Committee

PACKAGE DEAL WITH DEVELOPER - PEARSONS PARK, RAYLEIGH
(Minute 774/75)

1149. The Director of Administration reported upon the negotiations undertaken in conjunction with the District Valuer on the land cost element of this scheme of 127 units, whereby the Developers would now sell the land and make up Cheapside East to adoptable standard, all for the sum of £296,500, as opposed to £348,500 being the original asking price.

RECOMMENDED That the terms negotiated for the land cost element be approved. (4814)

REPORT OF THE DIRECTOR OF HEALTH AND HOUSING
TO HOUSING SERVICES COMMITTEE, 11TH DECEMBER, 1975

ACCOMMODATING THE HOMELESS - PROGRESS REPORT

Although the Council formally accepted responsibility for housing the homeless only from 1st April 1975, it was just a year ago that serious preparations were commenced to tackle what promised to be one of the more difficult of the new Council's problems. Records of homelessness were at that time inadequate and the best forecast possible then suggested that about 25 cases a year might have to be dealt with by this Council. Advice from the County Social Services Department suggested that a sum of £10,000 might be needed to meet bed and breakfast charges alone, a figure which when compared with the expenditure of some Local Authorities for the last six months appears to have been quite realistic.

In the event homelessness has proved to be a more sizeable problem even than initially thought and a recent survey by County Social Services suggests an increase of approximately 300% this year. In this District to date 48 cases have already been helped and 29 potentially homeless cases are known to the department.

As the Committee will be aware, the Council's strategy to deal with this new problem was to acquire for use as temporary accommodation such suitable older properties as were available, to convert two buildings into flatlets and to use properties in areas awaiting redevelopment. This policy has to date resulted in a pool of 25 units of temporary accommodation. It was also agreed to allocate a contingency sum of £10,000 for bed and breakfast charges and underlying the wide powers delegated to me by the Council was the understanding that I would expend as little as possible on bed and breakfast charges, this not only being the least satisfactory way in which to accommodate homeless persons but expensive and rate borne.

The success of this policy is reflected in the fact that, so far, less than £200 has been expended in bed and breakfast charges in spite of the number of homeless being far in excess of that anticipated. However it must now be noted that all temporary accommodation units are full and unless transfers can be arranged very soon new cases will result in a sharp rise in bed and breakfast expenditure.

This brings me to the question of eligibility for transfer to permanent accommodation. The Council's general rule (Min.121/73) is that applications normally should rest on the waiting list for one year before being rehoused "in order to show a genuine and not transitory housing need". Previously the only cases which escaped this provision were those dealt with specifically by the Committee either by way of a special report e.g. hardship or handicap or demolition procedure. To these now of course must be added homeless cases although these are not rehoused direct into permanent accommodation unless they have satisfied the one year registration.

I am authorised by the Council to deal with cases from the waiting list who are faced with eviction and if necessary to rehouse directly into permanent accommodation. A separate authority enables me to allocate accommodation from the pool of temporary accommodation to homeless families and this category do not need to have been registered on the waiting list at all.

At the time the homelessness function was accepted Members were concerned that the waiting list would be breached and expressed the view that care should be exercised as far as practicable to prevent homeless families from jumping the queue. It will be understood that now that homelessness gives a right to temporary accommodation and that the number of available units is limited the Council are faced, when demand exceeds supply, with either the large scale use of bed and breakfast accommodation or transfer from temporary accommodation into permanent accommodation at the expense of the waiting list.

In order to observe Members' wishes it has therefore been the practice, to ensure that homeless families do not gain unreasonable advantage and escape the general rule of one year's registration, to defer their eligibility for transfer to permanent accommodation until the expiry of one year in temporary accommodation from which is deducted any period they have already served on the waiting list. This restriction however would be relaxed if temporary accommodation were urgently required for a new case of homelessness and the only alternative would be the use of bed and breakfast accommodation. Special consideration would also be given in the event of exceptional cases such as medical priority or aged cases.

However, it has recently been suggested by a Member that spending a year in temporary accommodation is too long a period and a shorter maximum period should be specified. In considering this it must be remembered that there are many families inadequately housed on the ordinary waiting list who will have to wait for much longer than one year.

I am now seeking the instructions of the Committee specifically on this point and to obtain their views generally in relation to homelessness in order that the authority delegated to me is used to implement the Council's wishes as faithfully as possible.

REPORT OF THE DIRECTOR OF HEALTH AND HOUSING TO THE
HOUSING SERVICES COMMITTEE - 11TH DECEMBER 1975

Allocation of Tenancies

At the last meeting I was instructed to report for the information of Members on the procedure for the allocation of tenancies, particularly in regard to new estates.

The primary objectives in the allocation of tenancies are seen as providing a unit of adequate size and type and, where possible, in an acceptable location, to produce a happy tenant while making the best possible use of the Council's housing stock; objectives which are not too easy to achieve in a period of acute housing shortage coupled with the added problem of accommodating the homeless, sometimes without notice.

The following points are, therefore, taken into account when allocating new tenancies and considering applications for transfer:-

- (a) which cases have the highest overall degree of priority.
- (b) the best use which might be made of the vacant dwelling and whether this might be enhanced by transferring a tenant to the advantage of the Council, e.g. from larger to smaller accommodation or bungalow to house.
- (c) the location of the empty property and the area in which the cases for consideration wish to live.
- (d) the size of the empty property and the number of bedrooms required by the applicant.
- (e) on which floor the empty property is situated and whether the applicants under consideration are able to climb stairs.
- (f) medical or social factors.
- (g) other special factors, e.g. the Council's instruction to clear Locks Hill caravan site or the degree of danger to an occupant of a property under demolition order.
- (h) rent level and rent history.

The categories of cases which have to be considered for each vacancy are:-

- (a) waiting list cases in points order.
- (b) Eviction cases.
- (c) Handicapped cases.
- (d) Demolition and closing order cases.
- (e) Occupants of temporary accommodation requiring permanent accommodation.
- (f) Cases in bed and breakfast accommodation.
- (g) Potentially homeless families requiring temporary accommodation.
- (h) Retired tied workers.
- (i) Locks Hill caravan cases.
- (j) Tenants who have applied for transfer.
- (k) School teacher allocation.

Allocations in The Walk, Hullbridge

Minute 152/74 delegates authority to me to transfer existing tenants.

The Committee have asked to be informed about the high number of transfers in the initial lettings in this development.

It is to be expected that any new estate, particularly if Council accommodation has previously been scarce in that area, will attract applications for transfer from tenants wishing to return to their native area. Such transfers are made at no cost to the Council and where this releases accommodation in an area and of a size which the Council requires for another family's needs, it results in good property management.

Examples of the benefits to be gained from this procedure are given in the following cases transferred to The Walk:-

Case 1

A family of five were homeless and there being no temporary accommodation free, could only be accommodated in bed and breakfast accommodation.

I had a family in temporary accommodation who had been on the waiting list for some years and eligible for permanent accommodation and because of the husband's employment it was desirable to find accommodation in Rochford. A tenant in Rochford had applied to transfer to Hullbridge since before being re-housed by the Council he had lived in the Hullbridge area for 30 years and strongly wished to return there. By agreeing this transfer the Council at no cost to themselves achieved

- (a) the rehabilitation of a tenant to an area of his choice.
- (b) accommodated an evicted family into an area of first choice where the husband worked and the children attended school and
- (c) avoided the use of bed and breakfast accommodation saving approximately £40 per week.

Case 2

A unit of two bedroom ground floor accommodation was needed to house an applicant, wife and handicapped son from the waiting list. This was achieved by allowing a husband, wife, son and daughter to transfer from a two bedroom ground floor flat to a three bedroom house at Hullbridge where the wife had previously resided for a considerable time and wished to return.

Case 3

The Council have instructed that Locks Hill caravan site be cleared and there is now some urgency for this as the electricity supply has to be re-routed if the occupancy of the site continues. A small house was required in Rochford, the caravan occupiers not wishing to live elsewhere even if new accommodation were offered since the wife of the tenant is employed at Rochford Hospital and works unsociable hours. An application had been received from the tenant of a two bedroom house in Rochford who had a son and daughter to move to Hullbridge and this tenant's family was morally overcrowded. By agreeing to the transfer, the Council achieved

two desirable objectives.

Case 4

A three bedroom house was needed to re-house an evicted tied worker who wished to remain in Stambridge where the children were at school. In Stambridge a tenant of a suitable three bedroom house had previously requested a transfer to Hullbridge. This was agreed so that each family could be accommodated in accordance with their wishes.

Case 5

This case was allowed to transfer to Hullbridge after repeated applications because of personal problems which permitted the transfer of a three bedroom family out of a two bedroom house into a three bedroom house and allowing them at the same time to stay in the same area. The two bedroom house thus vacated was used to accommodate a husband, wife and two sons who had been evicted thus achieving, at no additional cost, the satisfactory housing of three families as a result of one initial vacancy.

Case 6

In order to make room for newly homeless persons there was a need to transfer a family out of temporary into permanent accommodation. The next case to be transferred comprised a mother and daughter only. A man, wife, son and daughter who before being re-housed, had lived in Hullbridge for many years, applied for permission to transfer back there. This was agreed so as to achieve:-

- (a) the accommodation of a three bedroom family in a three bedroom house in the area of their choice.
- (b) the permanent accommodation of a small family who had served the waiting period in temporary accommodation.
- (c) the temporary accommodation of a homeless family without incurring bed and breakfast charges.

Rent arrear cases are not approved for transfer into new houses.

It will be seen that the judicious transfer of tenants is a tool of good management which can be used to benefit not only the Council as landlords and existing tenants but also those on the waiting list when the current vacancy does not happen to be of appropriate type or size or in the best location to suit the needs of the next highest pointed case.

ROCHFORD DISTRICT COUNCIL.

Report of the Director of Technical Services to the Meeting of the

HOUSING SERVICES COMMITTEE on 11th DECEMBER, 1975.

CONTRACTS - PROGRESS REPORT

Contract 198 - Window replacements, Rayleigh - 309 Dwellings.

Contractor:	Anglia Fixing (Stratford) Limited.
Commencement Date:	6th August, 1973.
Contract Period:	2 years.
Contract Sum:	£75,129.22.
Expenditure to Date:	£52,600.53.

The Contractor is nearing completion of this contract and has only Bedloes Avenue and Meadowside to do.

Contract 221 - External painting of metal windows installed under Contract 198.

Contractor:	J.V.C. Painters Limited
Commencement Date:	10th December, 1973.
Contract Period:	2 years.
Contract Sum:	£7,944.36 - (Revised to £17,964.36).
Expenditure to Date:	£14,394.31.

Work proceeding in conjunction with metal window fixing.

Contract 495 - Malting Villas Development - 138 Dwellings.

Contractor:	Bysouth Developments Ltd.
Commencement Date:	1st October, 1974.
Contract Period:	25 months.
Contract Sum:	£1,230,672.00.
Expenditure to Date:	£516,306.00.

Building works together with drainage are currently proceeding on 103 houses. 2 No. 'A' Houses and 2 No. detached 'B' houses are substantially complete. (Plots 23, 24, 31, 32). Brickwork and roof tiling is complete to 19 No. 'CI' Houses (Plots 42 - 60), 2 No. 'A' Houses (Plots 16 - 17) and 25 No. 'C2' Houses (Plots 61 - 85). Foundations and oversites are complete to 4 No. 'A' Houses (Plots 9 - 12) and 9 No. 'CI' Houses (Plots 31 - 42). Brickwork is between 45% and 80% complete to 11 No. 'A' Houses (Plots 1 - 8, 13 - 15). Brickwork up to first floor of Type 'E' Old Persons Flatlets is nearing completion and reinforced concrete first floors are being laid.

Contract 495 (continued).

The carriageways to Roads 1, 2 and 3, Cul-de-sacs 1, 2 and 3 and Greenways North and South are complete. The road widening of Malting Villas Road, East and West end is complete.

Main Drainage works are complete.

Footpaths are at varying stages of construction.

The Sub-Contractor engaged by the Main Contractor left the site as from 18th November, 1975 and has stated that he will not return to the site until certain outstanding claims are met.

Contract 606 - Improvements to 18 Dwellings - Hambro Hill, Rayleigh.

Contractor:	A.V.H. (Builders) Ltd.
Commencement Date:	23rd September, 1974.
Contract Period:	12 months.
Contract Sum:	£79,343. 82.
Expenditure to Date:	£80,389. 64.

The Contractor has now completed works on all 18 properties and the Council took them over as follows:-

Nos. 16 to 30 - 24th September, 1975 - Maintenance period ends
24th March, 1976.

Nos. 36 to 50 - 30th September, 1975 - Maintenance period ends
30th March, 1976.

Nos. 52 & 54 - 3rd November, 1975 - Maintenance period ends
3rd May, 1976.

At the last meeting of the Housing Services Committee, it was pointed out that the Contractor had requested an extension in the contract period of 4 weeks. After making a full investigation into the reasons, it was agreed to allow the 4 weeks extension based on, one week inclement weather, and three weeks for omission of 2 dwellings from the Contract, i.e. Nos. 32 and 34 and the addition of 2 others, i.e. Nos. 16 and 18. This caused additional excavation for drainage, excavations to suit sight splays, crossovers and hardstands, also the use of Crittall sliding windows with acrylic coated frames which increased the fixing time. Also there were delivery delays. The completion date was therefore revised to the 20th October, 1975.

Members will note from the above dates that the Contractor over ran the extended period by 2 weeks on properties Nos. 52 and 54 and I have therefore certified that in accordance with Clause 22 of the R.I.B.A. Articles of Agreement, liquidated and ascertained damages at the rate of £10. per property per week be enforced, for failure to complete the works on or before the agreed date.

I would also like to advise the Members that since pricing the

Contract 606 (continued).

Architect's Instructions some variations have exceeded £500. and are as follows:-

Change windows specifications from timber to Messrs. Crittalls sliding type with acrylic coating	£833.00.
Gas Board charges (a p.c. sum of £360. was allowed in the specification which is offset against the price)	£891.00.
Excavations to drains (extra depths) due to sight splays	£652.00.
Excavations to hardstands (extra depth) due to sight splays	£685.00.
Excavations to drives (extra depths) due to sight splays	£820.00.
Excavations to crossovers (extra widths) due to sight splays and E.C.C. requirements	£720.00.
Supply and fix radiator to bathroom - 18 properties	£855.00.
Take up existing oversite to kitchen area, relay 3" thick concrete - 18 properties	£1,404.00.

Contract 620 - Renewal of Windows - Coronation Close, New Road, Crouch View Villas, Cagefield Cottages.

Contractor:	Anglia Fixing (Stratford) Ltd.
Commencement Date:	6th January, 1975.
Contract Period:	12 months.
Contract Sum:	£32,056.00.
Expenditure to Date:	£28,678.43.

Crouch View Villas, Coronation Close and New Road complete apart from internal painting. Cagefield Cottages nearing completion.

Contract 626 - 8 Houses Rowen Way, 1 House Anchor Lane, Canewdon.

Contractor:	Parpak (Homes) Ltd.
Commencement Date:	8th September, 1975.
Contract Period:	30 weeks.
Contract Sum:	£108,755.11.
Expenditure to Date:	£25,712.00.

Roadworks in progress.
Brickwork to first floor level complete to all dwellings.

Development of sites where dwellings being acquired from Developers:-

35 Dwellings - The Walk, Hullbridge.

Building Cost:	£352,750. 00.
Contractor:	C.S. Wiggins & Sons Ltd.
Expenditure to Date:	£229,824. 74.

Twelve dwellings handed over.
11 dwellings - roof tiling complete.
4 dwellings - roofing in progress.
2 dwellings - nearing roofing stage.
2 dwellings - brickwork to 1st floor.

Concrete carriageways and soil and surface water sewers complete.
Kerbing and footpaths in progress.

26 Dwellings - Briar Close, Hawkwell.

Building Cost:	£270,520. 00.
Contractor:	G.E.S. Developments Ltd.
Expenditure to Date:	£46,814. 00.

Road gullies and drainage complete.
Concrete carriageway complete.
Excavations complete and foundations in progress to one pair of houses.
12 dwellings complete up to D.P.C.
6 dwellings 1st lift of brickwork complete.
4 dwellings complete to first floor plate level.
2 dwellings roofing in progress.
6 garage bases complete.

Chairman. Date: 29/1/76

ROCHFORD DISTRICT COUNCIL

Minutes of the Recreation and Amenities Committee

At a Meeting held on 16th December 1975. Present: Councillors N.A. Grove (Chairman), E.H. Adcock, S.W. Barnard, J.H. Carter, M.P. Cowen, B.A. Crick, R.D. Foster, Mrs. E.M. Frank, C.B. Gowlett, A.J. Harvey, R.H. Holman, E.V. Maton, G.C. Oldbury, C. Stephenson, W.J. Tracey, J.R. Warner and G. Young.

Visiting:

Councillors A J. Humby, Mrs. M.T. Madden, C.R. Morgan and A.L. Tate.

MINUTES

1150. Resolved that the Minutes of the Meeting held on 4th November 1975 be approved as a correct record and signed by the Chairman.

APOLOGIES FOR ABSENCE

1151. Apologies for absence were received from Councillors D.R. Fowler, L.H. Fudge, D.A. Ives and M.L. Kennaugh.

NON-MEMBERS ATTENDING

1152. The Chairman reported that Councillors A.J. Humby, Mrs. M.T. Madden, C.R. Morgan and A.L. Tate were attending.

RECREATION CENTRE MANAGEMENT COMMITTEE

1153. The Committee received the appended report of the Recreation Centre Management Committee held on 20th November 1975.

- . Resolved that the report be adopted. (8033)

ROCHFORD RESERVOIR - LEASE OF FISHING RIGHTS TO
ROCHFORD ANGLING CLUB (Minute 654/75)

1154. The Director of Administration reported as follows:-

"The Rochford Angling Club find the renewal terms as set out in the above Minute for the lease of Rochford Reservoir, totally unacceptable. The Eastern Angling Consultative Association who are negotiating on behalf of the Club also feel that the new conditions are unrealistic. The relevant part of their letter is set out below:-

"From our assessment of the situation, we have to say that we find the stated terms and conditions both unacceptable as a means of operating the fishery and largely out of context with the true value of waters rented in this fashion. It is our opinion that a more realistic appraisal of the proposed rental is necessary and that the suggestion that it be reviewed annually should be modified. In this respect our previous proposal of a five year review period seems much more appropriate.

"We feel bound to point out that, in the event that the fishery fell to be operated by the Council alone, the costs of doing so would

have to be met out of the precept. There is no doubt that fishing will continue at this water, by virtue of its prominent location and in these circumstances the Council will either have to control the area itself or enforce a prohibition of fishery use. Which-ever course is employed, operating expenses will result. There would, therefore, appear to be distinct advantages in maintaining the existing arrangement whereby the costs of fisheries management and at least some of the bailiffing expenses are met by the club. We also feel that such consideration should be reflected in any rental charged and in particular in regard to the period for which such a charge will remain unaltered.

In our letter of 17th January 1975 we set out our suggestions for a scheme which we considered to be fair and equitable both to the club and yourselves. Since that time there have been some adverse changes in the costings, particularly as respects postal rates for the issue of day tickets. We still believe that our suggestions could form the basis for agreement in this case, although some adjustment to the figures would now seem essential.

We are quite happy to concur with Item 6 of your letter of 5th August 1975 but in view of the obvious need to dispose of this matter on a more lasting basis, it is suggested that a meeting might take place to discuss the situation more fully.

Provided that you find such an idea acceptable, perhaps this could be arranged during a weekday evening when representatives of the Association and Officers of the Club could attend."

It seems that where the Council and the Club differ on the terms of any new lease are on the following points:-

1. The rent of the Reservoir.
2. The frequency of review.
3. The bailiffing of the Reservoir.

It is felt that the rent should be a realistic amount, not just set at a nominal sum and should be reviewed at regular intervals. Regarding the bailiffing, the view is still held that the Club should be totally responsible."

RECOMMENDED That the Eastern Angling Consultative Association and the Rochford Angling Club be informed that the terms of any new lease will not depart from the principles set out in the previous paragraph. (133)

SALE OF LAND AT ASHINGTON PLAYING FIELDS -
MUGGLETON BUILDING CONTRACTORS LIMITED (Minute 498/75)

NOTE: Councillor A.J. Harvey disclosed a pecuniary interest in this matter but being invited to remain in the Meeting, took no part in the discussion or voting thereon.

1155. The Director of Administration reported as follows:-

"On 27th May 1975 the sale of the access at Ashingdon Playing Field to Messrs. Muggletons was approved subject to certain conditions. One of those conditions under item (c) was the construction of a 6' high fence between the front of the dwellings and the back of the footpath on either side of Moons Close.

This has created certain problems which have been discussed by a representative of Messrs. Muggletons with the Director of Technical Services. As a result the Director, after considering the matter further with the Planning Officer, is of the opinion that the fence on either side of Moons Close between the front of the houses and the back of the footpath should be 4' high close boarded fence in lieu of 6'."

RECOMMENDED That condition (c) of Minute No. 498/75 be amended to 4'. (278)

PROPOSED COMMUNITY CENTRE, HOCKLEY
(Minutes 907 & 914(1)/75)

1156. At the request of the Policy and Resources Committee, Members considered the possibility of siting a Community Centre in Hockley Woods in conjunction with the cafe and verandah's cottage. The Director of Technical Services reported upon a possible site for the Centre but stated that the access to the woods was not suitable and an alternative would have to be found. He thought that a suitable site might exist at the rear of the Hockley County Primary School.

The Director of Administration reported upon the history of the woods and especially upon the legal problems which would result from a restrictive covenant prohibiting nuisance to the adjoining estate. Members were well aware that this could only be viewed as a long term project, especially in the light of current restrictions placed on new capital expenditure.

RECOMMENDED That the officers submit a detailed report to a future Meeting of the Committee. (280 and 245)

HAWKWELL PLAYING FIELD EXTENSION (Minute 196/75)

1157. The Director of Technical Services reported as follows:-

"This extension was to provide 3 football pitches, 1 cricket pitch, a pavilion and parking for 50 cars. Access was to be via Swayne Avenue and it was assumed that the road which now exists as a private street would by then be made up and adopted.

There are at present 20 houses fronting Swayne Avenue and it will be seen that the development of the playing field will substantially increase traffic movement. If the road is not to a suitable standard there will be delay in receiving detailed planning approval.

Swayne Avenue was included in the programme for the making up of private streets and recently a Provisional Apportionment Notice was received from the County Council. The District Council's liability as a frontager was £355.14 (including £16.74 for vehicle crossing).

As a result a petition was submitted by the majority of the residents in the street requesting that the private street works scheme be cancelled. One of the grounds for objection in the petition is:-

"The road at present serves only the residents, and the majority do not want the road to be made up as it will bring extra traffic as thoroughfare to the proposed Council car park at the end of the Avenue."

My comments on the petition were requested and I replied on 14th October 1975:-

"Whilst appreciating the residents' view, I would point out that it is the intention of my Council to develop a playing field at the termination of Sweyne Avenue and in connection with the development, the Council have recently had a bridge constructed over the stream. You will appreciate that when the playing field is completed, there will be substantial movement of traffic, especially at the weekend over Sweyne Avenue.

It is my opinion that the existing surface is unsuitable for the increased load it will soon have to take and therefore, Sweyne Avenue should, if possible, be made up."

I have now received a letter from the County Surveyor in which after giving a general resume of the situation he states

"A report was duly presented to the General Purposes (Highways) Sub-Committee on 6th November, a copy being attached to this letter, but this was not accepted by the Committee who resolved to defer a final decision on the issue until a reply was received from your Council and another party on the financial aspect.

I have been instructed to ask you formally whether your Council would be prepared to contribute towards the cost of the private street works; in addition to the amount estimated at £355.14 to be apportioned to your Council as a frontager. Your letter of 14th October did not deal with this particular aspect."

In preparing apportionments for private street works the simplest and normal basis is that of frontage. (Section 176(1) Highways Act 1959). This was the method used when Park Gardens was made up in 1966. This basis can be modified to some extent by considering the effect of betterment, i.e. the greater or less degree of benefit to be derived by any premises from the street works. (Section 176(2) Highways Act 1959).

If it is considered that the Council will derive substantial benefit from the making up and adoption of Sweyne Avenue, then the size of the contribution can perhaps be determined as follows:-

	<u>Normal costs</u>	<u>Vehicular Crossings</u>	<u>Total</u>
	£	£	£
All frontagers	17,890.08	610.47	18,500.55
District Council	338.40	16.74	355.14
∴ Frontagers other than District Council	17,551.68	593.73	18,145.41

Using £17,551.68 as the base figure then:-

(a)	5% base figure	=	£877.58
(b)	10% base figure	=	£1,755.17
(c)	15% base figure	=	£2,632.75

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.. Total cost to Council based on alternatives (a) (b) or (c) would be:-

355.14	+	£877.58	=	£1,232.72	A
355.14	+	£1,755.17	=	£2,110.31	B
355.14	+	£2,632.75	=	£2,987.89	C

It should perhaps be pointed out that the County Council are contributing £6,923.71.

In view of the objections of the majority of the residents to the making up of the street, officers of the Council should meet representatives to explain the Council's intentions."

RECOMMENDED (1) That in view of the advantage to the Council of the making up of Swayne Avenue the Council contribute to the expense of making up a sum greater than that required solely by reason of the Council owning land fronting Swayne Avenue, and that the total sum contributed be £2,110.31, such provision being made in the revenue estimates for 1976/7 development.

(2) That the Council's proposals for the playing field extension be notified to the residents. (276)

SENIOR CITIZENS DAY CENTRE, WINDERMERE AVENUE,
HULIBRIDGE (Minute 156/74)

1158. The Committee considered the report attached to the agenda of the Director of Administration and the verbal report of the officer upon the objections he had received to the granting of a liquor licence. The following amendments to the draft lease were suggested:-

Clause 1.

The period of the lease to be for 21 years and not 7.

Clause 2.

(iv) The Trustees to produce yearly to the Director of Finance a policy of insurance for inspection and the receipt for payment thereof.

Clause 2.

(vi) That the hours of opening be as in the draft lease except that the Centre be open until 11.00 p.m. on Fridays and Saturdays.

Clause 2.

(vii) That this Clause remain as drafted with the exception that the Council will not raise any objection to the granting of an occasional liquor licence.

RECOMMENDED That the lease as set out in the attached report and as now amended, be approved. (4163)

COUNCIL DANCES AT MILL HALL
(Minute 990/75)

1159. The Director of Administration reported that the second of the authorised dances, held on 27th November 1975, was rather more

1185' 119

successful financially than the previous one on 25th September 1975. A profit of £10 was made on the evening, the number of tickets sold being 136 and the event was not only enjoyable but a success.

The last of the authorised dances would be held on 14th February 1976, St. Valentine's night and the price of the tickets on this occasion would be £1.50. (6643)

SCHEDULE OF CHARGES

NOTE: Councillor R.D. Foster disclosed a pecuniary interest in the charges relating to Playgroups at Mill Hall but being invited to remain in the Meeting, took no part in the discussion or voting thereon.

1160. The Director of Finance reported as follows:-

"The appended Schedule of Charges has been prepared by reference to the retail price index and other factors and in considering the schedule the Committee's attention is drawn to circular 88/75 on Local Authority Expenditure and also the statement of the Secretary of State to the Environment on the Rate Support Grant 1976/77 which call for a standstill in expenditure and a review of charges.

The Government proposals include significant reductions in district Council services and under Recreation, Parks and Baths the suggested reduction amounts to 5%. The Government does lay considerable importance on the need to increase charges so as not to run at a loss particularly those services which ought to be self-financing. It is for Local Authorities themselves to decide the balance of priorities in relation to local circumstances but under the heading of Recreation and Amenities the Government suggests that there should be a reduction of maintenance standards, deferment of improvements and a reduction in opening hours of sports facilities combined with higher charges aimed at what the market will bear."

The Director of Finance drew attention to certain amendments to the Schedule as under:-

Page 11.

The present charge for tennis for adults was 21p and not 15p.

Page 12.

The recommended charge for the use of the Sports Hall was £1.00, £2.00, £3.00 and £3.50 and not 96p, £1.92, £2.88 and £3.52.

Page 13.

The recommended charge for the use of the gymnasium and weight room was £1.00, £2.00, and £1.00 and not 96p, £1.92 and 96p.

A member drew attention to the problems which existed at the Ashington Playing Field where the Director of Technical Services had been unable to find a person to take on the duties of attendant.

RECOMMENDED (1) That with the exception of allotment rents which remain unchanged, the charges on the Schedule be approved from the dates indicated.

(2) That in future, the charges for allotments be reviewed biennially.

(3) That if an attendant is not employed at Ashington Playing Field, then the clubs using the field be entitled to a proportional refund at the end of the season.

(4) That the Rochford District Sports Council be informed of the charges when the Council has considered them.
(708)

LOW COST SPORTS HALL

(Minutes 346, 496, 708, 993 & 1092/75)

1161. The Director of Administration reported that tenders for this project would be returned on 27th February, 1976 and the Council were under an obligation to commence the work in March 1976. As the opening and acceptance of these tenders would not admit of delay it was,

RECOMMENDED That in accordance with Standing Order 18, the Chairman of the Committee, after consultation with the Chairmen of the Council and the Policy and Resources Committee, be authorised to accept the lowest tender. (10287)

119
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3-2-76

ROCHFORD DISTRICT COUNCIL.

REPORT OF THE RECREATION CENTRE MANAGEMENT COMMITTEE

At a Meeting held on 20th November 1975. Present: Councillors N.A.Grove (Chairman), S.W.Barnard, L.H.Fudge and C.Stephenson (representatives of the Council) and Councillor D.A.Ives and Mr. W.G.Pickup (representatives of the Recreation Centre).

1. RESPONSIBILITY FOR MAINTENANCE AND DECORATION

The Director of Administration reported upon the terms of the present lease and indicated that the document was silent on the responsibility for repair and maintenance work to the recreation centre. He pointed out that it was usual in cases of this nature for the owner to undertake external repairs and maintenance and for the lessee to be responsible for internal repairs and decoration. Representatives of the Recreation Centre stated that the Club was willing to undertake the internal decorations at no cost to the Council. They further stated that if the Club were given this permission it would be necessary to restrict the playgroups posting notices on the Club notice boards.

RECOMMENDED (1) That for the remaining period of the lease the Club be given permission to undertake internal decorations to the building, the Council being responsible for external repairs and maintenance.

(2) That a clause to this effect be written into the lease and signed by both parties.

(3) That the playgroups be prohibited from posting notices on Club notice boards.

2. PROVISION OF NEW ALCOHOLIC BAR

The Committee received a report from the Recreation Centre Club Committee requesting permission to provide a new bar on the first floor of the premises. The Director of Technical Services reported favourably and presented a plan of the proposal.

RECOMMENDED That provided the full cost is met by the Recreation Centre Club Committee, permission be granted in accordance with the plan now presented.

3. PROVISION OF WINDOWS

The Committee considered the request of the Club to provide three windows approximately 1ft x 3ft each, 9 to 10 ft above ground level facing the Mill Hall.

RECOMMENDED That the Club be given permission to provide these three windows together with adequate safety precautions.

4. OTHER BUSINESS

Members heard that it was the wish of the Club to extend the premises in the future, to provide extra and better service, and on present day costings those extensions would cost the Club in the region of £80,000. The Members were advised that informal discussions had taken place with the Director of Technical Services on how its expansion might possibly be achieved by building on the unused triangular section at the rear and carrying

RECREATION CENTRE MANAGEMENT COMMITTEE

out certain re-building to the first floor. Representatives of the Club stressed that the proposals were part of the future planning of the centre and they expected a project of this kind to be viewed as a long term target.

RECOMMENDED That subject to detailed examination and approval of any final plan the Council agree in principle to the extension of the Recreation Centre in the manner now suggested, as a long term desirable objective.

REPORT OF THE DIRECTOR OF ADMINISTRATION TO THE RECREATION AND AMENITIES
COMMITTEE ON 16TH DECEMBER 1975

Senior Citizens' Day Centre, Windermere Avenue, Hullbridge

Members will be aware that the above Centre is to be constructed on land owned by this Authority and that the Council have agreed to bear the cost of construction. This authority is contained in Minute 136/74 wherein it was agreed with the Hullbridge Senior Citizens' Welfare Council that this Authority would provide the building and lease it to the Welfare Council who would be responsible for its furnishing, maintenance and running expenses. The Council agreed in principle to provide the single storey building on the site of "Ardleigh" to be leased to the Hullbridge Senior Citizens' Welfare Council for the purposes of an old people's Day Centre on terms to be agreed.

Now that the Council have accepted a tender for the construction of the premises (at the date of this report no contract has yet been signed) I consider that in accordance with the terms of Minute 136/74 consideration should now be given to the terms of the proposed lease. I therefore have had correspondence with Mr. Todman, the Solicitor acting on behalf of the Hullbridge Senior Citizens' Welfare Council to whom I have submitted a draft lease. It is usual for the details in such agreements to be left to myself with the Committee laying down the broad principles on which the lease should be based. Therefore, before the terms are finally agreed with Mr. Todman I seek the Committee's instructions on the guidelines to be followed. To this end I append a synopsis of the six main clauses and sixteen sub-clauses of the draft lease. I have however set out in full the clauses which I feel may be of particular interest or controversy. I have drafted the lease, bearing in mind that the premises are to be used as a Senior Citizens' Day Centre and not in any way as a public hall. Indeed, because of its close proximity to adjoining premises it is almost certain that planning permission would not have been given for its use as a public hall. Thought was given at the time of consideration of the planning application as to whether its use should be strictly controlled by means of planning conditions. It was however felt that as this was to be erected on Council owned land that such control would be more effective by the medium of the lease. The clause that is likely to cause most controversy is (vii) and I particularly draw the Members' attention to this. I have set out in the remarks column the feelings of the Welfare Council on the clause as drafted by myself which does not give the right to have a bar.

SENIOR CITIZENS DAY CENTRE,
WINDERMERE AVENUE, HULLBRIDGE

DRAFT LEASE

CLAUSE

REMARKS

The lease will be between the Council of the one part and the trustees of the Welfare Council of the other part although the names of these trustees are at present not known.

Clause 1 Demise unto the trustees for a term of 7 years (although this period may be extended to 21 years) paying therefor the sum of 5p per annum.

Clause 2 Covenants by the trustees:-

- (i) To pay the rent on the days stipulated
- (ii) To pay all future rates and taxes charged against the property.
- (iii) To maintain to the satisfaction of the Council all fences existing or to be provided on the boundaries of the demised premises.

This clause was completely struck out by the Welfare Council solicitor but has been re-instated by me.

- (iv) Maintain the premises in good decorative condition and keep insured against loss.

This clause was amended so that only the interior decorating was the responsibility of the Welfare Council. I have amended it to its original form.

- (v) Permit authorised Officers of the Council to inspect at reasonable times.

- (vi) To use the demised premises and all additions thereto solely for the purpose of a Day Centre for aged persons or for other purposes consistent with such use provided such use does not cause noise nuisance or inconvenience to surrounding residents or cause vehicles to be parked on highways in the vicinity of the demised premises.

This clause was amended by the solicitors as follows (amendment underlined):- To use the demised premises and all additions thereto (whether in the daytime or evening) for the purposes of a Day Centre for Senior Citizens and their friends or for other purposes consistent with such use provided such use does not cause noise nuisance or inconvenience to surrounding residents or would be the reason for vehicles parking on highways in the vicinity of the demised premises and causing an obstruction. These amendments I have accepted although I have added to "(whether in the daytime or evening)" the words "up to 10.30 p.m." The Welfare Council have requested that the Centre be allowed to open up to 11.30 on Fridays and Saturdays.

CLAUSEREMARKS

(vii) Throughout the term hereby granted the trustees shall not use the demised premises and all additions thereto for a purpose other than the purpose hereby authorised and in particular shall not use the same as an Hotel Public House Beer House or Beer Shop or for the sale of intoxicating liquors for consumption on or off the premises nor as a club where such liquors shall be sold or supplied nor hire the demised premises to any association society body or persons for meetings dances wedding receptions band concerts or rehearsals choir practices fetes shows bazars play groups or any assembly functions or purpose which is likely to attract the parking of vehicles on highways in the vicinity of the demised premises or cause noise nuisance or inconvenience to surrounding residents.

This clause was amended³ from "fetes shows...." etc. as follows:-..... fetes shows or any assembly function or purpose which may cause noise nuisance or inconvenience to surrounding residents or would be the reason for vehicles parking on highways in the vicinity of the demised premises and causing an obstruction. With the exception of the crossing out of "play groups" which I have reinstated, the amendments are accepted. Councillor Madden as Secretary of the Welfare Council has raised some points regarding the use of the centre. Her letter listed various quotes from the senior citizens, herself as Secretary of the Welfare Council, the Committee of the Welfare Council and in her capacity as Councillor objecting to the part of this clause restricting the sale of liquor. In fact Mrs. Madden and another are applying for a justices licence to sell liquor at the premises. My objection to the other firm of solicitors acting for Mrs. Madden in this connection has been received and they have confirmed that they will apply for an adjournment pending the outcome of this meeting. The solicitors for the Welfare Council have requested that the sentence restricting the sale of intoxicating liquor be crossed out. I will not agree to this amendment unless the Committee see no reason for the restriction.

(viii) Not to assign or underlet without written consent.

CLAUSEREMARKS

- (ix) Not to exhibit on the land or premises a signboard without prior approval.
- (x) Not to make any extensions or alterations to the premises without prior approval.
- (xi) Not to allow vehicles to park on the eastern or western driveways.
- (xii) Indemnify the Council from all claims for injury or loss.
- (xiii) To maintain and keep in a good state of repair and condition the right of ways edged green and brown on the said plan annexed hereto and also maintain and keep in a good state of repair and condition the car park at the rear of the demised premises.
- (xiv) To yield up to the Council the premises in the event of the Welfare Council ceasing to function.
- (xv) Yield up the premises at the end of the term.
- (xvi) The decision of the Council as to what purposes or uses shall be deemed to be consistent with the use as a Day Centre for aged persons shall be final and binding on the trustees in the event of any dispute arising in that respect.

The Welfare Council have requested that they be allowed to display only their own forthcoming functions e.g. "Jumble Sale" "Whist Drive" etc. which I will agree.

The solicitors have not amended this clause but have put a note in the margin saying "We should have thought that it would have been to the Councils best interests for the Council to insure".

This clause was originally crossed out by the Welfare Council's Solicitor but I have reinstated it.

This clause was amended as follows (amendments underlined). "The decision of the Council as to what purposes or uses shall be deemed to be consistent with the use as a Day Centre for Senior Citizens and the friends as defined in this Agreement shall be final and binding on the trustees in the event of any dispute arising in that respect if within such definition". I have agreed the amendments with exception to "as defined in this agreement" and "if within such definitions" which I have crossed out.

Clause 3 The Council hereby covenants with the trustees that the trustees paying the said rent and performing and observing all the covenants by the trustees herein contained shall quietly enjoy the demised premises during the tenancy without any lawful interpretation by the Council or any person rightfully claiming under or on trust for the Council.

This clause was amended as follows (Amendments underlined):
"The Council covenants with the trustees that (a) the trustees paying the said rent and performing and observing all the covenants by the trustees therein contained shall quietly enjoy the demised premises during the tenancy without any lawful interruption by the Council or any person rightfully claiming under or in trust for the Council."
(b) The Council will keep and maintain the exterior of the demised premises in good tenantable decorative repair and also the paths and fences.
I have not accepted the amendments in view of clauses 2(iii) and (xiii).

Clause 4 Right for Council to re-enter upon non performance of covenants or non payment of rent.

Clause 5 Agreement and declaration relating to surrender of the lease if the premises are not used as a Day Centre.

Clause 6 Service of Notices

The solicitors have also requested that a new clause 6 be added (making the original clause 6 clause 7) giving the Welfare Council an option to renew the lease for 7 years. This I will agree and add to the draft.

With regard to the proposed Western driveway, negotiations between myself and the Area Health Authority for the use of this land as a right of way are progressing slowly. The Council are to be offered a Licence which will remain in force until such time as the premises are not used as a Day Centre. The contents of this Licence are, as yet, not known to me as I am awaiting a draft document for approval from the Regional Health Authority who will deal with the preparation of the document.

ROCHFORD DISTRICT COUNCIL

RECREATION & AMENITIES COMMITTEE

SCHEDULE OF CHARGES

DECEMBER 1975

RECREATION AND AMENITIES COMMITTEESCHEDULE OF CHARGES

Detail	Present Charge	Recommended Charge			Remarks
		%	Effective Date	Charge	
	£			£	
<u>Swimming Pool (Sweyne School)</u>					
CHARGES VAT ABSORBED					
Adult - Hourly Session	-.17	20%	1.4.76	-.20	
Child - Hourly Session (Under 16)	-.08	20%		-.10	
<u>Fishing - Rochford Reservoir</u>					
CHARGES VAT ABSORBED					
Daily Ticket - Adult	-.29	20%		-.35	
- Children up to 16	No Charge			-.20	New Recommended Charge
<u>Bowling Greens</u>					
Season Tickets					
CHARGES WHERE VAT MUST BE ADDED					
O.A.P.	4.20	20%		5.04	
Ordinary	5.88	20%		7.06	
<u>Link Charges</u>					
Per rink per day	2.00	20%		2.40	
<u>Casual fees</u>					
CHARGES VAT ABSORBED					
O.A.P. (per hour)	-.10	20%		-.12	
Ordinary (per hour)	-.20	20%		-.24	
Woods (per hour)	-.10	20%		-.12	
Slips (per hour)	-.10	20%		-.12	
10% reduction for Rochford Bowling Club Pending Installation of Toilet Facilities					
<u>Allotments</u>					
CHARGES EXEMPT FROM VAT					
Rent - per rod per year	-.22	20%	1.10.76	-.26	
O.A.P. - (Nominal charge for 2½ Rod Plot)	-.11	20%		-.13	

Detail	Present Charge	Recommended Charge			Remarks
		%	Effective Date	Charge	
<u>CHARGES WHERE VAT MUST BE ADDED</u>	£			£	
Use of Kitchen - Lunches, Buffets etc.	1.02	20%	1.4.76	1.22	
Use of Piano	No Charge			No Charge	
<u>CHARGES WHERE VAT ABSORBED</u>					
Use of Kitchen - Tea/Kitchen Facilities	-.52	20%		-.62	
Recreation Centre, Rayleigh <u>CHARGES EXEMPT FROM VAT</u>					
Rayleigh Pre-School Playgroup - Morning Session 3 hrs.					
Large Hall	3.58	20%		4.30	
Large Hall & Clubroom	5.01	20%		6.01	
Mother & Child No. 2 Playgroup/Mount Playgroup - Afternoon Session 2½ hrs.					
Large Hall	3.00	20%		3.60	
Area Education (E.C.C.) - Afternoon Session 1.45 - 3.45 pm					
Large Hall	3.00	20%		3.60	

Detail	Present Charge	Recommended Charge		Remarks
		%	Effective Date	
<u>Social Centre, Rochford</u>				
CHARGES EXEMPT FROM VAT -				
PLAYGROUP CHARGES REDUCED BY 10%				
	£			
Morning } Monday	9.30 am - 1.00 pm	2.77		
Afternoon } to	2.00 pm - 5.30 pm	3.70		
Evening } Friday	7.00 pm - 10.30pm	7.39		
Morning } Monday	9.30 am - 1.00 pm	5.54		
Afternoon } Saturday	2.00 pm - 5.30 pm	5.54		
Evening }	7.00 pm - 10.30pm	11.09		
<u>Meeting Room and Cloakroom</u>				
Morning } Monday	9.30 am - 1.00 pm	1.39		
Afternoon } to	2.00 pm - 5.30 pm	1.85		
Evening } Friday	7.00 pm - 10.30pm	2.31		
Morning } Saturday	9.30 am - 1.00 pm	2.77		
Afternoon }	2.00 pm - 5.30 pm	2.77		
Evening }	7.00 pm - 10.30pm	3.70		
<u>CHARGES WHERE VAT MUST BE ADDED</u>				
Kitchen - per morning/afternoon/evening		1.39		
Piano - " / " / "		1.39		
<u>Committee Room, Council Offices, Rayleigh</u>				
<u>CHARGES EXEMPT FROM VAT</u>				
Lettings	First 2 hrs.	1.95		
	Per hr.			
	thereafter	1.16		

1199

Increase limited to 10% due to reduce demand.

Detail	Present Charge	Recommended Charge			Remarks
		%	Effective Date	Charge	
<u>Mill Hall, Rayleigh</u> CHARGES EXEMPT FROM VAT Scale 'A' Main Hall only Mondays to Saturdays - Mornings and Afternoons to 6.00 pm					
Meetings	9.83 2.65	10% 10%	1.4.76	10.81 2.91	
Functions other than meetings	12.85 3.40	10% 10%	-	14.13 3.74	Mill Hall Charges - Recommended Increase where appropriate reduced according to period of letting and demand
Mondays to Thursdays - Evenings					
Meetings	7.00pm - 11.00pm Additional hrs	15% 15%		8.69 3.47	
Functions other than meetings	7.00pm - 11.00pm Additional hrs	15% 15%		12.17 4.35	
Friday Evenings					
Meetings	7.00pm - 11.00pm Additional hrs	20% 20%		14.52 3.62	
Functions other than meetings	7.00pm - 11.00pm Additional hrs	20% 20%		32.66 4.54	
Saturday Evenings					
Meetings	7.00pm - 11.45pm	20%		18.14	
Functions other than meetings	7.00pm - 11.45pm	20%		37.20	

Detail	Present Charge	Recommended Charge			Remarks
		%	Effective Date	Charge	
<u>Mill Fall (contd)</u>	£			£	
Exhibitions - Weekdays	Time Covered to 9.00 pm				
- 1st Day	30.24	20%	1.4.76	36.29	
- 2nd Day	27.97	20%		33.56	
- 3rd Day	25.70	20%		30.84	
Bedminton (Sidelways on)	7.00pm - 11.00pm	20%		5.45	
<u>Scale 'B' First Floor Bar/Lounge only</u>					
Mondays to Saturdays	Mornings and afternoons to 6.00 pm				
Meetings	Min 7 hrs Additional hrs	10%		7.48	
		10%		2.50	
Functions other than meetings	Min 7 hrs Additional hrs	10%		9.15	
		10%		3.32	
Monday to Thursday Evenings					
Meetings	7.00pm - 11.00pm Additional hrs	15%		6.96	
		15%		2.61	
Functions other than meetings	7.00pm - 11.00pm Additional hrs	15%		8.69	
		15%		3.47	
Friday Evenings					
Meetings	7.00pm - 11.00pm Additional hrs	20%		9.98	
		20%		2.72	
Functions other than meetings	7.00pm - 11.00pm Additional hrs	20%		19.06	
		20%		3.62	

Detail	Present Charge	Recommended Charge			Remarks
		%	Effective Date	Charge	
<u>Mill Hall (contd)</u>	£			£	
<u>Scale 'B' First Floor Bar/Lounge only (contd)</u>					
Saturday Evenings					
Meetings	7.00pm - 11.45pm	20%	1.4.76	12.70	
Functions other than meetings		20%		22.68	
Exhibitions - Weekdays	to 9.00 pm	20%		27.22	
- 1st Day		20%		24.49	
- 2nd Day		20%		21.77	
- 3rd Day					
<u>Mill Hall - Scale 'C'</u>					
Wedding Receptions					
Monday to Saturdays					
Bar/Lounge	per hr to 1.00pm	15%		4.35	
" "after "	4.54	15%		5.22	
Main Hall	7.00pm - 11.45pm	20%		37.20	
<u>Scale 'D' - Other Accommodation</u>					
<u>From 9.00am to 6.00pm and 7.00pm to 12 midnight</u>					
Monday to Saturdays - Small Hall (G/F)					
Meetings	First 3 hrs per hr or part after 3	15%		1.74	
		15%		-.87	
Functions other than meetings	First 3 hrs per hr or part after 3	15%		3.47	
		15%		1.74	

Detail	Present Charge	Recommended Charge		Remarks
		%	Effective Date	
<u>Mill Hall (contd.)</u>	£			£
<u>Time Covered</u>				
Dressing Rooms (let as one unit)				
Meetings	First 3 hrs per hr or part after 3	15%	1.4.76	-.87
Functions other than meetings	First 3 hrs per hr or part after 3	15%		-.44
		15%		1.74
		15%		-.87
<u>Scale 'E' - Sunday Hiring only</u>				
Main Hall only	First 5 hrs per hr or part after 5	20%		58.06
		20%		14.52
First Floor Bar Lounge	First 5 hrs per hr or part after 5	20%		36.29
		20%		9.07
Small Hall- Meetings and Functions	First 5 hrs per hr or part after 5	20%		18.14
		20%		5.45
Dressing Rooms	First 3 hrs per hr or part after 3	20%		9.07
		20%		3.62
<u>Scale 'F' - Miscellaneous Charges</u>				
<u>CHARGES VAP ABSORBED</u>				
Tea Making Facilities		20%		-.46

1203

Detail	Present Charge	Recommended Charge			Remarks
		%	Effective Date	Charge	
<u>Mill Hall (contd.)</u>	£			£	
<u>Scale 'F' (contd.)</u>					
<u>CHARGES WHERE VAT MUST BE ADDED</u>					
Use of Piano	1.51	20%	1.4.76	1.81	
Use of Kitchen - Luncheon/Buffer	6.05	20%		7.26	
- Dinners	18.14	20%		21.77	
Cat Walk	2.27	20%		2.72	
Full Stage	15.12	20%		18.14	
Cloakrooms	- .03	20%		- .04	
<u>Sports Facilities</u>					
<u>CHARGES WHERE VAT MUST BE ADDED</u>					
<u>Football/Rugby</u>					
Exclusive use of 1 pitch					
on Saturdays - Rayleigh Pitches	69.30	20%		83.16	
- Ashington P.F. } After-	69.30	20%		83.16	
- Rochford Pitches	45.08	20%		54.10	
Exclusive use of 1 pitch					
on Sundays - Rayleigh Pitches	77.00	20%		92.40	
- Ashington P.F. } Mornings	77.00	20%		92.40	
- Rochford Pitches	45.08	20%		54.10	
Alternate Use of 1 pitch					
on Sat/Wed - Rayleigh Pitches	34.65	20%		41.58	
- Ashington P.F. } noons	34.65	20%		41.58	
- Rochford Pitches	22.54	20%		27.05	
Alternate Use of 1 pitch					
on Sundays - Rayleigh Pitches	38.50	20%		46.20	
- Ashington P.F. } Mornings	38.50	20%		46.20	
- Rochford Pitches	22.54	20%		27.05	

Detail	Present Charge	Recommended Charge			Remarks
		%	Effective Date	Charge	
<u>Sports Facilities (contd.)</u>	£			£	
<u>Football/Futsal (contd.)</u>					
Casual Lettings including Pavilion					
- Saturdays	3.85	20%	1.4.76	4.62	
- Sundays	5.36	20%		6.43	
Notes:- Non-Resident Teams to be charged 50% extra					
Junior Teams below 16 years of age - 50% less					
Rayleigh & District Junior League - per pitch	15.40	20%		18.48	
Special Junior Pitches - per pitch	No Charge	-		5.00	New Recommended Charge
Casewdon Playing Field - Pending					
Changing Rooms - 50% less					
<u>Hockey</u>					
<u>CHARGES WHERE VAT MUST BE ADDED</u>					
Exclusive use of 1 pitch on Saturday					
Afternoons or Sunday mornings - Rayleigh	46.20	20%		55.44	
Rayleigh	35.42	20%		42.50	
Rochford					
Alternate use of 1 pitch on Saturday					
Afternoons or Sunday mornings - Rayleigh	23.10	20%		27.72	
Rochford	17.71	20%		21.25	
Casual Lettings including Pavilion	3.50	20%		4.20	

RECREATION AND AMENITIES COMMITTEE (CONTD).

Detail	Present Charge	Recommended Charge			Remarks
		%	Effective Date	Charge	
<u>Sports Facilities (contd.)</u>	£			£	
<u>Cricket</u> CHARGES WHERE VAT MUST BE ADDED					
Exclusive use of 1 pitch on Saturdays or Sundays (Resident)	56.35	20%	1.4.76	67.62	
Alternate use of 1 pitch on Saturdays or Sundays (Resident)	28.21	20%		33.85	
Casual Lettings (Including Pavilion) - Evenings	2.31	20%		2.77	
Saturdays and Midweek Afternoons	3.08	20%		3.70	
Sunday Afternoons	4.62	20%		5.54	
Full Day (Excluding Sundays)	6.16	20%		7.39	
Bank Holidays - Half Day	6.16	20%		7.39	
Hire of Nets - Per Season (One evening per week)	7.70	20%		9.24	
CHARGES WHERE VAT ABSORBED					
Hire of Cricket Nets					
Single evening	-77	20%		-92	
Note:- Non-Resident teams to be charged 0% extra					
<u>Tennis</u> CHARGES WHERE VAT MUST BE ADDED					
Block Bookings for clubs (per hour)	-30	20%		-36	
Casual Booking					
CHARGES WHERE VAT IS ABSORBED					
Hourly charge (Hard Courts)					
- Singles - Adult	-15				New Recommended Charge based on a charge per court.
- Children up to 16	-14				
- Doubles - Adult	-35				
- Children	-21				

50p per Court (Adult)

30p per Court (Children)

Detail	Present Charge	Recommended Charge			Remarks
		%	Effective Date	Charge	
<u>Sports Facilities (contd)</u>	£			£	
<u>Tennis (contd)</u>					
Hourly Charge (Grass Courts)					
- Singles - Adult	-.14	-		40p per Court (Adult)	New Recommended Charge Based on a charge. per Court.
- Child	-.07	-		25p per Court	
- Doubles - Adult	-.21	-			
- Children	-.14	-		(Children)	
<u>PARK SCHOOL</u>					
<u>ALL CHARGES INCLUSIVE OF VAT</u>			1.10.76		
<u>Entrance Fees</u>					
Per Day	-.05	20%		-.06	
Per Year - Adults	2.00	20%		2.40	
- Juniors	1.00	20%		1.20	
Per Family	4.00	20%		4.80	
<u>Activity Charges</u>					
Table Tennis - per Hour - Adults	-.40	Nil		-.40	
Tables (to 7.00pm only) - Juniors	-.20	Nil		-.20	
Trampoline - per person per hr - Adults (to 7.00pm only) - Juniors	-.40	Nil		-.40	
	-.20	Nil		-.20	
Outside Tennis Courts - per hr - Adults (Monday to Friday only to 7.00pm) - Juniors	-.50	Nil		-.50	
	-.25	Nil		-.25	
Note: Juniors - under 18 years charges applicable to 7.00 pm only.					
Weight Training - per person per session	-.30	Nil		-.30	
Gymnasium - per person per hour	-.30	Nil		-.30	
<u>Sports Hall Charges (per hour)</u>					
Quarter Hall	-.80	20%		-.96	
Half Hall	1.60	20%		1.92	
Three quarter Hall	2.40	20%		2.88	
Whole Hall	3.20	10%		3.52	

Recommended increase based of supply and demand during first 6 months.

Detail	Present Charge	Recommended Charge			Remarks
		%	Effective Date	Charge	
<u>Park School (contd)</u>	£			£	
<u>Gymnasium Charges (per hour)</u>					
Half Gymnasium	-.80	20%	1.10.76	-.96	
Whole "	1.60	20%		1.92	
<u>Weight Room Charges (per hour)</u>	-.80	20%		-.96	
<u>Outside Hard Surface Area (per hour)</u>					
Half Area	1.00	20%		1.20	
Whole Area	2.00	20%		2.40	
<u>Hire of Equipment</u>					
Badminton Rackets	-.10	20%		-.12	
Tennis Rackets	-.10	20%		-.12	
Table Tennis Bats	-.05	20%		-.06	
Footballs, Basket balls, etc.	-.10	20%		-.12	
Bibs (set of 12)	-.10	20%		-.12	
Tennis Balls (net of six)	-.10	20%		-.12	
Note: A deposit of 50p is charged on equipment hired.					
<u>Sale of Equipment *</u>					
Plastic Shuttlecocks	-.20				Revised Charges according to cost.
Tennis Balls	-.25				
Table Tennis balls - (3 star)	-.14				
- (1 star)	-.07				
* All prices quoted are subject to periodical increases.					

1208

ROCHFORD DISTRICT COUNCIL

Minutes of the Health and Highways Committee

At a Meeting held on 18th December 1975. Present: Councillors R. McCamley (Chairman), S.W. Barnard, R. Blackburn, Mrs. F.E. Clayton, L.K. Cope, M.P. Cowen, B.A. Crick, S.B.H. Fletcher, Mrs. E.M. Frank, A.J. Harvey, A.J. Humby, Mrs. J.M. Jones, Miss E.M. Leggatt, Mrs. M.T. Madden, C.R. Morgan, A.L. Tate and D.L. Ward.

Visiting: Councillor J.H. Carter

MINUTES

1162. Resolved that the Minutes of the meeting of 6th November 1975 be approved as a correct record and signed by the Chairman.

APOLOGIES FOR ABSENCE

1163. Apologies for absence were submitted on behalf of Councillors J.C. Foster, C.B. Gowlett and D.A. Ives.

NON-MEMBERS ATTENDING

1164. The Chairman reported that Councillor J.H. Carter was in attendance.

FOOD AND DRUGS ACT 1955 - FOOD COMPLAINTS 104 & 107

1165. The Director of Health and Housing reported upon the circumstances of these food complaints.

Resolved that the Director of Administration be authorised to institute proceedings against the persons indicated in the Director's Report in accordance with the Food and Drugs Act 1955. (10998 & 10780)

CARAVAN SITES AND CONTROL OF DEVELOPMENT ACT 1960

1166. The Director of Health and Housing reported upon five applications for Caravan Site Licences where Town Planning permission had been granted and recommended the granting of licences for limited periods and the imposition of appropriate conditions in each case.

Resolved that Caravan Site Licences be granted to Mrs. E. Tipping (expiring on 31.12.77), Mr. G.J. Goodale (expiring on 31.7.76), Mr. D.H. Stone (expiring on 1.10.76), Mr. H.G. Burrows (expiring on 30.9.76), and Mr. T.L. Dean (expiring on 30.6.76), subject to the conditions in each case set out in the Director's Report. (8119/10928/246/4217)

HOCKLEY DOWNS STABLES, LOWER ROAD, HOCKLEY
(Minutes 942 and 1020/75)

1167. The Director of Health and Housing reported as follows:-

"This Committee has been asked to consider possible health hazards at these stables and the term "health hazard" can only be related to the question of whether a statutory Public Health Nuisance exists, or is likely to occur, on which action can be taken by this Committee under the Public Health Act 1936. It is important, therefore, not to confuse these powers with nuisances at Common Law,

loss of amenity and dangers to users of the highway which have in the past been the main reasons for complaint in respect of these premises.

At a recent inspection no evidence of a Public Health Nuisance or conditions prejudicial to the health of the occupants of the adjacent dwelling could be established. Earlier this year a Health Inspector visited Hockley Downs Stables and was of the opinion that the siting of a manure heap and the practice of using dung and straw as a ground cover for trotting horses could be a potential source of nuisance. These matters were taken up with the owner of the stables and remedied. The stables were visited on three occasions in June and July but no Public Health Nuisance was found. At present, the manure and straw which is removed regularly, is screened from the nearest dwelling by the stable buildings and no smell can be detected.

The original stables were licensed under the Riding Establishments Acts by the County Council in 1973 and the responsibility for licensing passed to this Council on re-organisation in April 1974. The licence applies only to the facilities and nine horses used in connection with the Riding School. There are seven other horses on the premises at the present time, a considerable reduction on the number of "other horses" kept here in the past.

Livery stables and horses at stud are not subject to licensing under the Riding Establishments Act and an allegation that horses were being used here under a part-livery agreement has not been substantiated.

The Council's Veterinary Surgeon recommended the premises for licensing in July 1975, and at his half yearly inspection last month he reported that all the nine horses were in a fair to good condition apart from minor ailments. He reported defects to certain stables and has questioned the qualifications of a new Manager. These matters have been notified to the Licensee and will be pursued.

The occupier of the nearby dwelling has recently been interviewed and although his main grounds for complaint are interference with privacy and disturbance by cars visiting the stables, he states that he experienced considerable nuisance from flies during last summer, but no complaint was received from him at that time."

Concern was expressed by Members at their inability to control the activities at this and any other riding establishments relating to livery and horses at stud.

RECOMMENDED That representations be made to the Association of District Councils to bring livery stables and horses at stud within the licensing powers relating to Riding Establishments. (5384)

NATIONAL HOME SAFETY CONFERENCE

1168. The Director of Health and Housing reported notification of this Conference. There being no finance available, it was,

Resolved that no member delegate be nominated to attend the Conference. (214/6)

SCHEDULE OF CHARGES

1169. The Committee considered the attached Schedule of Charges prepared by the Director of Finance in the light of Circular 88/75.

RECOMMENDED (1) That charges be increased to the amounts shown in the attached Schedule with effect from the dates indicated.

(2) That representations be made to the Association of District Councils concerning the Council's inability to raise the level of statutory charges. (708)

ANGLIAN WATER AUTHORITY - PROGRAMME OF
CAPITAL AND MINOR WORKS (Minute 634/75)

1170. The Director of Technical Services reported upon the programme of works suggested for submission to the Anglian Water Authority, which broadly repeated the programme agreed by the Committee in July 1975. One additional scheme to relieve surcharging in the sewers at Deepdene Avenue, Rayleigh, had been included in the Capital Works Programme as a long term solution to the problem, although it was hoped under the Minor Works Programme to bring more immediate relief.

Concern was expressed at the continuing phasing back of the Ashington Road and Ashington Housing Site Surface Water sewers, which was compelling the Council to adopt short-term expedient solutions, and also whether the sewers should be constructed concurrently or sequentially. The Director of Technical Services explained that detailed design work on these two schemes was not yet complete and the question of which scheme should commence first would depend upon the results of those detailed investigations.

RECOMMENDED (1) That the Capital Works Programme submitted to the Authority for the years 1977/78 to 1981/82 be

<u>Scheme</u>	<u>Authority's Ref. No.</u>	<u>Year Works Commence</u>	<u>Estimated Cost £1,000</u>
Hawkwell/Holt Farm Sewer	0407	1976/77	339
Miscellaneous Foul Sewers Hullbridge		1977/78	50
Folly Chase Foul Sewer		1977/78	50
Foul Sewer, South Tambridge		1977/78	9
Ashington Road Housing Site Surface Water Sewer	0216	1978/79	92
Ashington Road Surface Water Sewer	0404	1979/80	200
Pooles Lane Foul Sewer		1979/80	45
Ashington Park Estate Foul Sewer		1979/80	200
Western Area Phase II	0246B	1980/81	435
Gt. Wakering Surface Water Sewer	0389	1980/81	67
Gt. Wakering Foul Sewer	0387	1980/81	80
Deepdene Avenue - Relief of Surcharging		1981/82	45*

(*With the exception of this item which is at November 1975 costs, the remainder are at November 1974.)

(2) That discussions on the Minor Works items be continued and the achievements notified.

(3) That in view of the urgency, the Director of Technical Services be authorised to carry out by direct labour, works at Ferry Road, Hullbridge, to relieve flooding in the foul sewer, estimated to cost £1,500.

(4) That the Director of Administration draw to the attention of the appropriate Authorities the need for additional finances to be made available if the flooding problems of the District are to be combated. (4657)

PUBLIC HEALTH ACT 1936 - SECTION 17

RAY/135/71, RAY/284/71 & RAY/263/72 - Surface
Water Sewer, Lakeside, Downhall Road, Rayleigh -
John Carroll Construction Co. Ltd. (Minute 217/75)

1171. The Director of Administration reported as follows:-

"Notice has been given in accordance with the above-mentioned Minute of the Council's intention to make a declaration vesting as a public surface water sewer a length of 150 mm diameter pipe from the manhole situated outside No. 4 Lakeside, Rayleigh for a distance of approximately 47 metres to the manhole at the termination of the cul-de-sac known as Lakeside.

No appeal has been lodged against the Notice and the Anglian Water Authority have approved the adoption."

RECOMMENDED That in accordance with the provisions of Section 17 of the Public Health Act 1936, it be declared that the length of private surface water sewer specified in Minute 217/75 and shown in blue colour on the plan attached to the Notice, dated 24th March 1975, served upon John Carroll Construction Co. Ltd., shall vest in the Council as a public surface water sewer. (7405)

Piped Ditch at 18 Orchard Avenue, Hockley (Minute 218/75)

1172. The Director of Administration reported as follows:-

"Notice has been given in accordance with the above-mentioned Minute of the Council's intention to make a declaration vesting as a public surface water sewer a length of 380 mm diameter pipe from the manhole situated between 18 and 20 Orchard Avenue, Hockley, for a distance of approximately 71 metres terminating in the Hockley Main Surface Water Sewer.

No appeal has been lodged against the Notice and the Anglian Water Authority have approved the adoption."

RECOMMENDED That in accordance with the provisions of Section 17 of the Public Health Act 1936, it be declared that the length of private surface water sewer specified in Minute 218/75 and shown in blue colour on the plan attached to the Notice, dated 19th March 1975, served upon the owner of 18 Orchard Avenue, Hockley, shall vest in the Council as a public surface water sewer. (7713)

TRANSPORTATION OF HAZARDOUS WASTES

1173. The Director of Health and Housing reported upon the recent incident at Rayleigh Spur Underpass when a tanker carrying acid waste overturned, and also generally upon the voluntary systems of marking such vehicles with details of the load carried and methods of dealing with the load in the event of accidents, etc.

The Committee were pleased to note that through satisfactory operation of the voluntary emergency procedures, the Fire Brigade had been enabled to take immediate precautionary measures at this incident.

RECOMMENDED That representations be made to the Department of Employment urging the making of regulations controlling the transport of hazardous wastes. (2206)

CAR PARK CHARGING POLICY

1174. At the request of the Chairman of the Committee, consideration was given to charging in the Council's car parks, particularly at Rayleigh where it was estimated that a net surplus over direct collection costs of £12,850 per annum might result.

RECOMMENDED That no action be taken. (902)

ON STREET CAR PARKING, PLUMBEROW AVENUE, HOCKLEY
(Minute 1017/75)

1175. The Director of Administration reported upon the further representations made to the County Council in this matter, and the Committee noted that the County Council were to reconsider their original decision to take no action. (933)

SPEED LIMIT, LONDON ROAD, RAYLEIGH
(Minute 639/75)

1176. The Director of Administration reported as follows:-

"Strong representations were made to the County Council objecting to the raising of the speed limit on a section of the London Road from 30 mph to 40 mph but the following reply has been received.

"Further to my letter of 22nd July 1975, the County Committee concerned have now considered the objections received to this proposal, but in the light of the criteria which the Department of the Environment have prescribed for the various levels of speed restriction, they remain of the view that the upgrading, from 30 mph to 40 mph, of the limit in question is justified.

In this case (because of the status of the A.129) the consent of the Secretary of State for the Environment is required to the making of the necessary Order and this is now being sought. If the consent is forthcoming the Order will be made and brought into operation as soon as the appropriate traffic signs have been erected.

In notifying you of the Committee's decision, it would perhaps be helpful to explain that the purpose of applying the criteria referred to above and upgrading the speed limit is to help towards the achievement of an objective national policy with regard to speed

limits. This national policy, to which the County Council subscribe, is based on a conviction that to assist road user safety it is essential that speed limits are set at realistic levels so as to encourage road users to accept and observe them. Great difficulties would be placed upon the police if they were expected to enforce unrealistic speed limits. The retention of a 30 mph speed limit in inappropriate circumstances would not contribute towards road safety; on the contrary, such action would tend to bring a valuable safety law into disrepute. If restrictions are imposed or retained which are likely to be disregarded by the great majority of motorists - and speed readings which have been taken show that many drivers now disregard the existing 30 mph limit over the length of London Road in question - this would have the effect of encouraging drivers to ignore speed limits generally. The safety of pedestrians and other road users, particularly the young and old, must of course be taken into account, but again it is not considered that conditions will be made more hazardous by the removal of an unrealistic speed limit. Experience shows that removal of a bad limit does not significantly increase average speeds or prejudice road safety; in fact it is found that most drivers drive at a speed which they consider appropriate to the conditions. There is no protection in any speed limit from those who drive recklessly."

As part of their submission the County Council have supplied the Secretary of State with copies of all objections made and their replies."

RECOMMENDED That the Secretary of State be informed that this Authority does not accept that the standard criteria are applicable in this case and he be asked to withhold his consent to the making of the Order until a Public Inquiry has been held by the County Council. (946)

HACKNEY CARRIAGE PANEL

1177. Resolved that the attached report of the meeting of the Panel held on 16th December 1975 be adopted. (897)

ROAD SAFETY PANEL

1178. Resolved that the attached report of the meeting of the Panel held on 4th December 1975, be adopted (227)

DEVELOPMENT OFF BRIAR CLOSE, HAWKELL (Minute 828/75)

1179. The Director of Administration reported upon the difficulties which had arisen from the decision to name this new street "Briar Close" and upon the representations received from local residents.

RECOMMENDED That Minute number 828/1975 be rescinded and the new road being constructed off Briar Close, Hawkwell be named "Hazelwood". (923)

NAMING OF NEW ROAD OFF TONBRIDGE ROAD, HOCKLEY

1180. The Director of Administration reported as follows:-

"A new road is to be constructed off Tonbridge Road, Hockley, as part

of a development by D.L. & P. Luck Ltd., of Hornchurch. The existing roads in the area are named after English Spa Towns and in this respect the developers have suggested the name "Malvern Road". The Ashington Parish Council have been consulted and consider this name to be most suitable."

RECOMMENDED That the new street to be constructed on the west side of Tonbridge Road, Hockley, by D.L. & P. Luck Ltd., of Hornchurch, be named Malvern Road. (923)

PROPOSED CLOSURE OF ALTERNATIVE ENTRANCES TO
ROCHFORD AND HOCKLEY RAIL STATIONS (Minute 1016/75)

1181. The Director of Administration reported as follows:-

"Following representations to British Rail, a meeting was held at Rochford Station on 26th November. As a result of the discussions, British Rail agreed to modify their original proposals for total closure of these entrances, by permitting them to remain open for the following periods, with effect from 1st January 1976:-

Rochford

The up-side entrance will be open from 06.30 - 09.07 on Mondays to Fridays for ticket holders only.

Hockley

The down-side entrance/exit will be open from 06.30 - 09.15 and 16.30 - 20.00 on Mondays to Fridays and 09.00 - 14.00 on Saturdays for ticket holders only.

These revised proposals appear to constitute a reasonable compromise.

At the meeting, British Rail also raised the possibility of closing partially the down side entrance/exit at Rayleigh Station on similar grounds of operational efficiency. It is proposed that the entrance would remain open for ticket holders only during the same hours as Hockley Station. Total closure of this entrance at Rayleigh Station is not contemplated, but again the proposal appears to constitute a reasonable compromise."

Concern was expressed by Members at the considerable inconvenience which would be caused to passengers by the partial closure of these alternative entrances.

RECOMMENDED That strong representations be made to British Rail opposing the closure of alternative entrances at Rochford, Hockley and Rayleigh stations. (900)

CIVIC AMENITY SITE (Minute 1025/75)

1182. The Director of Technical Services reported as follows:-

"As directed by the Committee at its last meeting enquiries have been made of the County Council concerning the current situation for alternative sites at Rayleigh.

The County Council recently considered a report on the alternatives available. Summarized, the report states that the sites at the

Industrial Estate (The Weir) and the Carpenters Arms were not suitable whereas that at Hullbridge Road was suitable.

The report with the following resolution:-

"That, subject (a) to any views which the County Planner may wish to express and (b) the County Surveyor investigating the question as to whether the proposal would be likely to have any detrimental effect on the nearby mushroom farm -

- (1) Rochford District Council be invited to concur in the selection of the site at Hullbridge Road, Rayleigh as being the most appropriate for the establishment of a civic amenity facility for the deposit of bulky household refuse; and
- (2) subject to (1) above, authority be given for submission of an application for planning permission to establish the proposed civic amenity facility"

was considered by the Highways Committee of the County Council on 27th November 1975.

The resolution was confirmed but it is expected that objections will be received when the formal application for planning permission is made."

RECOMMENDED That the Council welcome the proposals of the County Council for replacing the civic amenity site at Castle Road, Rayleigh. (240)

HIGHWAY MAINTENANCE - ANNUAL ESTIMATES

1183. The Director of Technical Services reported as follows:-

"After being consulted by the County Council the following Draft Estimates for the year 1976/77 were submitted:-

a) <u>Agency Functions</u>	<u>1976/77</u>		<u>1975/76</u>	
	<u>County Council</u>	<u>District Council</u>	<u>County Council</u>	<u>District Council</u>
Grass Verges -- Principal	639	390	653	50
-- Other Classified	2,829	1,730	1,879	250
-- Non Classified	106	80	81	-
<hr/>				
Street Cleaning -- Principal	1,250	1,550	554	670
-- Other Classified	3,700	5,300	3,956	} 3,500
-- Non Classified	450	50	380	
<hr/>				
b) <u>Claimed Roads</u>	<u>1976/77</u>		<u>1975/76</u>	
	<u>County Council</u>	<u>Additional District Council Expenditure</u>	<u>County Council</u>	<u>District Council</u>
Basic Maintenance	81,923	11,520	76,635	11,000
Special Maintenance	28,000	-	20,000	-
Surface Dressing	15,000	-	8,000	-
Public Rights of Way	2,000	-	2,900	-
Road Lighting	34,750	-	27,600	-
<hr/>				
Resurfacing (Provisional)	-	-	13,400	-

~~SECRET - OFFICIALS ONLY - COMBAT USE~~

Administration costs are not included above.

I Agency

The Council sweeps and maintains grass verges on certain County roads. In the case of sweeping, discussions are being held in an attempt to co-ordinate the work of both Councils and as a result the proposed allocation for 1976/77 is uncertain. The additional cost to the Council is estimated at £6,900. (For 1975/76 - £4,170).

The difference in costs for maintaining verges is due to the alterations made as a result of investigations by the Council's Work Study Section. The additional cost to the Council is estimated at £2,200. (For 1975/76 - £300).

II Claimed Roads

The estimates shown are overall figures and will be broken down as follows (in brackets the revised 1975/76 figures):-

- a) Road Lighting - £34,750 (£27,600)
- | | | |
|------------------------------|-------------------|-------------------------------------------|
| Energy | £24,000 (£18,000) | } Eastern Electricity |
| Scouting | £1,100 (£1,000) | |
| General | | |
| Maintenance | £9,000 (£8,000) | } Carried out by Southend Borough Council |
| Replacement of Columns | £500 (£500) | |
| Replacement of Time Switches | £150 (£100) | |
- b) Public Rights of Way - £2,000 (£2,900)
- | | |
|----------------------------|-----------------|
| General Maintenance | £1,100 (£1,000) |
| Cleaning Overgrown | |
| Bridleways | £500 (£400) |
| Signposting | £250 (£1,400) |
| Hardening Public Footpaths | £150 (£100) |

This work will be carried out by direct labour.

- c) Surface Dressing - £15,000 (£8,000)
- | | |
|------------------|-----------------|
| Surface Dressing | £10,000 (0) |
| Bitupave | £5,000 (£8,000) |

The Bitupave is provided as a protection surface to concrete roads and, at a later date, is surface dressed. In the current year only Bitupave was done and taking regard of work previously carried out by the County Council, it is necessary that in the coming year more Surface Dressing than Bitupave is carried out. The sums allowed are approximately equivalent to 40,000 sq. metres of Surface Dressing and 16,500 sq. metres of Bitupave.

It is understood that problems have arisen in the past with the Surface Dressing programme due to difficulties in obtaining the appropriate aggregate at the right time. I therefore propose to use the County Contract system for the purchase of the aggregate in advance with a separate Contract for the supply of the bitumen and laying of the aggregate.

As was the case this year, the Bitupave programme will be dealt with through the County Contract system. (For details of the roads considered for the programmes see Appendix 2).

d) Special Maintenance - £28,000 (£20,000 + £13,400 (provisional))

This sum is for work in a particular area which will cost more than £1,000 and in 1976/77 also includes resurfacing. Depending on circumstances, the work will be done by either direct labour or contract. As in (c) the work has to be agreed in advance with the County Council's Area Engineer.

Elsewhere, it is mentioned that it is hoped to surface Grove Road at a cost of £10,000 before the end of the current financial year if the money for the work is available. If not, it is considered that the work should be carried out during 1976/77. Similarly, if money is not available for Queens Road, it will be possible to include it in the Bitupave programme.

(For details of schemes considered for the programme, see Appendix 2).

e) Basic Maintenance - £81,923 (£72,635)

Patching and other ad hoc repairs	£22,400	(£20,400)
Repairs to footways and kerbs	£26,000	(£24,000)
Surface water drainage	£3,450	(£3,000)
Snow clearing, salting and gritting	£5,000	(£4,500)
Road markings	£1,500	(£1,250)
Traffic signs, bollards, etc.	£1,250	(£1,000)
Trees	£1,000	(£700)
Guard rails and fences	£200	(£150)
Grass verges	£6,123	(£7,135)
Street cleaning	£15,000	(£10,500)

With the exception of the last two items, all the expenditure is met by the County Council. The work would, in general, be carried out by direct labour.

With the last two items, the District Council are also involved in expenditure and the position is:-

(1) Grass Verges

This refers to the cutting of grass only. In November, a letter was received from the County Council in which it was stated that, from 1st April 1976 the frequency of cutting on County roads in urban areas would be reduced to six times per annum and the unit cost would be 5p per square metre. (It will be remembered that for 1975/76 the unit cost was the same, but it was estimated to cover a frequency of eight times per annum). As a decision has been made to retain the frequency of cutting in 1976/77 as was the case in 1975/76, the District Council's costs must rise. The additional cost to the Council is estimated at £3,720 (For 1975/76 - £3,000).

(ii) Street Cleansing

It has been reported previously how the contribution from the County Council is worked out, i.e. 50% of the first £500 per mile, plus 20% of the next £500 per mile, any cost greater than £1,000 per mile is completely at the District Council's expense.

In November, a letter was received from the County Council suggesting that a different formula be applied, namely:-

Reimbursement be based upon frequencies with which various types of road in a district's area require cleansing for traffic purposes. Unit costs (at current prices) be £4 per channel mile swept on each occasion that the work is carried out by mechanical sweeper and £15 per mile if footway swept on each occasion that such work is considered necessary.

It is intended to change this system on 1st April 1976.

The current highway standards and for Urban areas are:-

	<u>Carriageway</u>	<u>Footway</u>
Town centres and Shopping Areas	Weekly	Weekly
All other Areas	Every 4 - 6 weeks	Every 3 months

It is considered that the new proposal is more advantageous to the Council as the amount reimbursed by the County Council is fixed on the basis of mileage involved in meeting the requirements set out above. The estimates for 1976/77 have been prepared on the new scheme. In view of the short time scale, the County Council's proportion has to be finalised but the figures quoted are of the current order.

The revised estimates for 1975/76 are based on the percentage method. The additional cost to the Council is estimated at £7,800. (For 1975/76 - £8,000)."

RECOMMENDED That subject to the actual financial allocation received from the County Council -

- (i) Provided the programme of Bitupave and Surface Dressing meets with the approval of the County Council, the necessary work be carried out.
- (ii) Provided the Programme of Special Maintenance meets with the approval of the County Council, the necessary work be carried out.
- (iii) In connection with the carrying out of the work during 1976/77, it be noted that the Director of Technical Services will make use of the County Council tendering procedures as set out in Minute 644/75 for:-
 - (a) Provision and laying of "Bitupave" Slurry Seal.
 - (b) Surface Dressing.
 - (c) Supply and laying of Road Marking Materials.
 - (d) Provision and Spraying of Weedkiller.
 - (e) Kerbing, Paving and Drainage Works.
 - (f) Cleaning and Re-sealing Joints in Concrete Carriageways. (4680)

HIGHWAY MAINTENANCE - STANDBY PAYMENTS (Minute 545(2)/75)

1184. The Director of Technical Services reported as follows:-

"I have received a letter from County Council dated 21st October 1975

which affects the policy as set out in Minute 545(2):-

"Having regard to the present economic climate, the County Council are requesting that all Agent Authorities introduce the following standby arrangements.

- . For the months of November to February inclusive and possibly including a week or so in March, week-day standby should be on an "ad hoc" basis depending jointly upon information received via the meteorological forecast and the individual judgment of the responsible officer dealing with highway maintenance. Weekend standby during the above period should be drawn up on a regular rota basis, the number of men, vehicles and items of plant involved being left to the discretion of each Authority following liaison with the Area Engineer."

It has been agreed with the County Council that the men and equipment which the District propose to use are adequate. The County Council's proposal would result in a saving of approximately £156 in standby payments.

Discussions have taken place with the appropriate Union officials and the men involved regarding the proposed change and agreement has been reached."

RECOMMENDED That the County Council's standby arrangements for Highway Gritting and Snow Clearing be adopted. (195)

HIGHWAY MAINTENANCE - VEHICULAR CROSSINGS (Minute 1014/75)

1185. The Director of Technical Services reported as follows:-

"Following the previous Meeting further representations were made to the County Surveyor concerning the specifications.

The County Council considered a report on the subject at a meeting of the Highway Committee on November 27th 1975. Included with the report was a draft code of practice and specification for construction. It is understood that consideration was given to a lighter standard of construction for certain circumstances. The Committee made the following recommendations:-

1. That the draft code of practice now submitted be adopted as a basis for the construction of vehicular crossings to residential premises throughout the County.
2. That, in order to recover current costs, the charges for such works be raised (as from 1st January 1976) to the levels indicated in the schedule below.
3. That with a view to any works undertaken being kept to a minimum, the amount of work required at residential accesses currently in constant use by light vehicles without damage to the footway be at the discretion of the District Surveyor.
4. That the existing practice, whereby frontagers may if they wish, employ contractors to undertake this work, be continued.
5. That, for a trial period of two years, the lighter standard of construction for residential vehicular crossings described above be applied in one district and its effects monitored.

In the context of recommendation 5, a light vehicle is defined as a vehicle which weighs not more than 2 tons gross. The lighter specification is obtained by reducing the depth of base material from 160 mm (6") to 100 mm (4") together with a reduction in the thickness of the bituminous surface from 62 mm (2½") to 50 mm (2").

The Specifications set out in the Code of Practice for the differing types of surfacing are:-

(1) Flexible

75 mm (3") of granular material to Class 804 of the Department of Environment Specification for Road and Bridge works.

152mm (6") of lean mix concrete,
or crushed concrete
or crushed rock or slag.

50 mm (2") of Bitumen macadam

13 mm (½") of Fine cold asphalt.

The surfacing material and thickness depends on the existing material and thickness.

(2) Rigid

75 mm (3") of granular material to Class 804 of the Department of Environment Specification for Road and Bridge works.

plus
either

152mm (6") of 1 : 2 : 4 mix concrete (gravel aggregate)

or

100mm (4") of lean mix concrete and

50 mm (2") of precast concrete paving on 19 mm (¾")
of lime mortar.

The specification for the kerbing is the same in both types.

SCHEDULE

Construction of carriage crossings over footways - proposed new charges

- | | | |
|-------------------------------------------------------------------------------------|-------|---|
| 1. Where no work is being carried out concurrently by the County Council:- | | 2 |
| (a) Lower kerb, per metre | 5.00 | |
| (b) Excavate, harden out and surface, per square metre | 11.00 | |
| 2. Where works are being carried out concurrently by the County Council:- | | |
| (a) Excavate and strengthen with hardcore, per square metre | 5.60 | |
| (b) Surface (additional area, as may be required by the purchaser) per square metre | 3.70 | |

Crossings which have to be surfaced with hot rolled asphalt will be charged an additional 20%.

These rates (when applicable) are subject to additions of 10% for administration charges and V.A.T. at the standard rate."

RECOMMENDED (1) That the County Council's "Code of Practice and Specification for the Construction of Vehicular Crossings to Residential Premises on Existing Maintained Roads" be adopted.

(2) The charges for construction of a vehicle crossing be based on the appropriate County Council schedule of rates, plus an administrative allowance of 10% plus Value Added Tax. (128)

CONTRACTS PROGRESS REPORT

1186. The Committee noted the report of the Director of Technical Services upon progress with contracts. (647)

CONTRACTS FOR WORK ON CLAIMED ROADS (Minute 644/75)

1187. The Director of Technical Services reported as follows:-

"In the approved estimates provision is made for work to be carried out in re-constructing part of Dorothy Farm Road, Rayleigh and Hamilton Gardens, Hockley. Because of the nature of the work and the existing work load on the Council's staff, the Director has decided to take advantage of a County Council contract for kerbing, paving and drainage works for the quarter ending 31st March 1976.

It is possible that money will become available for additional work to be carried out within the District on surfacing. The roads involved being Grove Road, Queens Road and Sirdar Road. Again, because of the nature of the work, advantage is being taken of a County Council contract for machine surfacing works during the quarter ending 31st March 1976. This work will only be done if the money becomes available, and is notified to the Committee in compliance with Minute 644/75." (4680)

SUPPLY OF PLASTIC REFUSE SACKS

1188. The Director of Administration reported as follows:-

"Ten tenders were received which were opened by the Vice-Chairman of the Committee on 16th December. The suppliers had been asked to quote for supply of 2,500,000 sacks, 1,250,000 to be delivered between 1st and 5th March 1976 (marked "A" in list below), and for an equal number to be delivered between 6th and 10th September 1976 (marked "B" in list below). The tender prices are as follows:-

	<u>Per 1000 sacks</u>
Fane Converters Ltd.	A - £24.00 B - no tender
Alida Merchants Ltd.	A - £30.95 B - no tender
Flexer Sacks Ltd.	A - £21.90 B - no tender

	<u>Per 1000 sacks</u>
Trevor Isles & Co. Ltd.	A - £25.50 B - £27.50
Weald Paper and Packaging Co.	A - £23.23 B - £27.50
PCL Packaging (U.K.) Ltd.	A - £17.94 (reclaimed material) B - / not recommended) no tender
I.C.I. Ltd.	A - £18.98 B - £21.75
Robert Mart and Co.	A - £21.45 B - no tender
Richard H. Lee & Co.	A - £23.15 B - no tender
Brentwood Sack & Bag Co. Ltd.	A - £32.00 B - £32.00."

The Director of Technical Services reported that investigations were being carried out to ascertain if sufficient storage space was available to take delivery of the whole consignment of sacks in March 1976.

RECOMMENDED (1) That the lowest tender submitted by P.C.L. Packaging (U.K.) Ltd., be not accepted in view of the nature of the materials used.

(2) That the tender submitted by I.C.I. Limited for the supply of plastic refuse sacks be accepted, the officers being authorised to negotiate for a single delivery in March next of the whole of the supply of sacks for the financial year 1976/77 if sufficient storage space is available. (4524/1)

CONTRACT NO. 667 - SOIL SURVEY FOR HAWKELL TRUNK SEWER

1189. The Director of Administration reported as follows:-

"Six tenders were received for this work, which were opened on 16th December by the Vice-Chairman of the Committee. The tender prices are set out below:-

Soil Engineering Ltd.	£2,095.00
Holst Soil Engineering Ltd.	£1,879.90
Nuttall Geotechnical Services Ltd.	£4,422.00
Ground Engineering Ltd.	£4,130.50
Cementation (Ground Engineering) Ltd.	£2,953.50
Roads and Public Works Ltd.	£8,093.36

The three lowest tenders have been checked and found to be correct."

RECOMMENDED That the lowest tender submitted by Holst Soil Engineering Ltd., in the sum of £1,879.00 be accepted. (7994)

1031

RAYLEIGH HIGH STREET - RAYLEIGH (STREET PARKING PLACES) ORDER 1973

1190. The Director of Administration reported that informal notification had been received from the County Surveyor of a proposal to make an Order establishing a parking bay on the eastern side of High Street, Rayleigh, as part of the "tidying-up" operations consequent upon the decision to retain permanently the one-way traffic system.

Concern was expressed by Members at the closeness of the northern end of the bay to the pedestrian crossing outside 61 High Street.

RECOMMENDED That the County Council be informed of this Council's approval of the principle of the parking bay and its location in the High Street, subject to further discussions with a view to moving two spaces from the northern to the southern end of the bay because of the proximity of the pedestrian crossing. (7042)

SUSPENSION OF STANDING ORDERS.

1191. At 9.59 p.m. during consideration of the foregoing item, it was,

Resolved that Standing Order 1.8 be suspended to permit transaction of the remaining business.

ROCHFORD DISTRICT COUNCIL

Report of the Hackney Carriage Panel

At a Meeting held on 16th December 1975. Present: Councillors M.P. Cowen, C.B. Gowlett, A.J. Humby and G.R. Morgan.

ELECTION OF CHAIRMAN

Resolved that Councillor C.B. Gowlett be elected Chairman for the Meeting.

APOLOGY FOR ABSENCE

An apology for absence was submitted on behalf of Councillor R. McCamley.

PROGRESS REPORT

The Panel considered the report of Mr. J. Goldie-Clarke upon progress with licencing hackney carriages and drivers and noted that satisfactory taximeters had now been fitted to a further eight vehicles, making a total of 34 licenced hackney carriages in operation in the district. One licence allocated to Mr. R.E.C. Powling had not yet been issued.

Eight persons had been issued with drivers' licences.

REHABILITATION OF OFFENDERS ACT 1974

The Panel considered the report of Mr. J. Goldie-Clarke upon the provisions of this Act and its effect upon the Council's pre-licencing standards. Generally, the Act made it unlawful to take into account "spent" convictions, the conviction being "spent" after expiry of the appropriate rehabilitation period laid down in the Act.

The Council's pre-licencing standards required disclosure of all offences committed within a certain period of time and the Panel noted that there was little conflict between the Act and the standards which would require alteration of the standards.

However, in order to avoid the possibility of the Panel learning of "spent" convictions through an applicant's lack of knowledge of the Law, it was felt that an appropriate statement should be overprinted on the application form, as follows:-

"Applicants are reminded that they are not required to declare convictions which are "spent" as defined in the Rehabilitation of Offenders Act 1974".

The Panel also noted the desirability of reminding applicants when being interviewed that they need not divulge "spent" convictions.

HACKNEY CARRIAGE DRIVER'S LICENCE

The Panel considered an application for hackney carriage driver's licence from an applicant who did not satisfy the pre-licencing standards. The applicant having failed to present himself for interview, it was,

Resolved that consideration of the application be deferred.

ROCHFORD DISTRICT COUNCIL

HEALTH & HIGHWAYS COMMITTEE

SCHEDULE OF CHARGES

DECEMBER 1975

ROCHFORD DISTRICT COUNCIL

HEALTH AND HIGHWAYS COMMITTEE

SCHEDULE OF CHARGES

Detail	Present Charge	Recommended Charge			Remarks
		%	Effective Date	Charge	
				£	
<u>Car Parks</u>					
CHARGES WHERE VAT MUST BE ADDED (EXCEPT WHERE STATED BY *)					
<u>The Approach, Rayleigh</u>					
Daily	Motor-Cycle -.15*	20%	1.4.76.	-.18*	-.30*
Weekly	-.40*	20%		-.48*	-.89*
Monthly	1.12	20%		1.34	2.40
Quarterly	2.66	20%		3.19	5.70
Yearly	9.58	20%		11.50	20.52
Two Free Parking Spaces for Disabled Drivers					
<u>Back Lane, Rochford (Pay-Display System)</u>					
Daily (Before 9.30a.m.)	No Charge	NIL			-.15*
Monthly	"	20%			2.40
Quarterly	"	20%			5.70
Yearly	"	20%			20.52
*CHARGES WHERE VAT ABSORBED					
<u>Cemetery, Kockley Road, Rayleigh</u>					
CHARGES EXEMPT FROM VAT					
Interments in graves or vaults for which exclusive right of burial has been granted					
Interment fee (new grave or re-open)					
Still Born	4.20	20%		5.04	
Under 1 month					
Under 12 years	7.70	20%		9.24	
Over 12 years	16.80	20%		20.16	
Exclusive rights of burial	19.60	20%		23.52	

HEALTH AND HIGHWAYS COMMITTEE (CONTD.)

Detail	Present Charge	Recommended Charge			Remarks
		%	Effective Date	Charge	
1228 Cemetery, Hockley Road, Rayleigh (contd.)					
For an interment of a cremation casket in a purchased grave	8.40	20%	1-4-76.	10.08	
Interments in Cremation Plots with or without exclusive right of burial	7.70	20%		9.24	
Interment fee (new grave or re-open)	9.80	20%		11.76	
Exclusive right of burial					
Excavation Charges					
For one interment 4'6"	4.20	20%		5.04	
For two interments 6'0"	5.60	20%		6.72	
For three interments 7'6"	7.00	20%		8.40	
For four (maximum) interments 9'0"	8.40	20%		10.08	
Interments - In graves for which no exclusive right of burial has been granted (Includes all charges for excavation)					
Interment Fee - Still Born/Under 1 month	4.20	20%		5.04	
- Under 12 years	7.70	20%		9.24	
- Over 12 years	16.80	20%		20.16	
Interments - Additional Fees					
Saturday morning burials	4.90	20%		5.88	
Monuments, Gravestones, Tablets and Memorial Inscriptions					
For the right to erect or place:-					
A flat stone not exceeding 24" x 18"	7.00	20%		8.40	
A headstone (over 3' high but not exceeding 5')	19.60	20%		23.52	
A headstone (under 3')	7.00	20%		8.40	
A nameplate of any description (other than a headstone)	7.00	20%		8.40	
or border stone					

HEALTH AND HIGHWAYS COMMITTEE (CONTD)

Detail	Present Charge	Recommended Charge			Remarks
		%	Effective Date	Charge	
Cemetery fees. (contd)					
A tablet or vase (not exceeding 3')	£ 5.60	20%	1.4.76.	£ 6.72	
A Cross - Under 2'	5.60	20%		6.72	
- Over 2' but not exceeding 5'	10.50	20%		12.60	
Any additional inscription on a gravestone, tablet or monument	2.80	20%		3.36	
A flower vase or tablet (18" x 15") on a grave in which the exclusive right of burial has not been purchased	4.20	20%		5.04	
A memorial vase (15" long x 9" wide x 12" high or 24" long x 9" wide x 12" high) and inscription panel for cremation plot	5.60	20%		6.72	
Kerbstone around a cremation plot	8.40	20%		10.08	
All the foregoing fees, payments and sums will be doubled where the person to be interred is not a ratepayer, inhabitant or parishioner of the Rochford District Council.					
<u>Exhumation Charges</u>					
Each exhumation will be recharged on the basic actual costs.					
<u>Additional Fees fixed by the Council</u>					
Interment Registration fee (new grave or re-open)	1.40	20%		1.68	
Minister's Fee	2.00	NIL		2.00	
Registering Transfer of Grant	- .70	20%		- .84	
Every additional Certificate of burial	- .35	20%		- .42	
Certificate of Ownership of Grant	- .35	20%		- .42	
Every search for the first year and subsequent years	- .35	20%		- .42	

1229

HEALTH AND HIGHWAYS COMMITTEE (CONTD)

1230

Detail	Present Charge	Recommended Charge			Remarks
		%	Effective Date	Charge	
	£			£	
<u>Cemetery fees. (contd)</u>					
<u>Fees payable for the Maintenance of Graves, etc.</u>					
CHARGES WHERE VAT MUST BE ADDED					
Banking and Turfing Grave	5.60	20%	1.4.76.	6.72	
Banking and Turfing with Soil centre	5.60	20%		6.72	
Upkeep, including cutting and weeding	4.20	20%		5.04	
Grass (per annum)					
Upkeep for a period of 50 years, including washing monument	140.00	20%		168.00	
Washing monument (per occasion)	2.10	20%		2.52	
Washing monument (at irregular intervals)	7.00	20%		8.40	
<u>Public Conveniences</u>	No Charge				
<u>Trade Refuse</u>					
Per Bin (VAT ADDED WHEN CHARGE EXCEEDS £1)	-.11	20%		-.13	
<u>Licences</u>					
CHARGES VAT EXEMPT					
Dogs	-.37½	NIL		-.37½	STATUTORY CHARGE
Pet Shops Animal Act 1951	2.80	20%		3.36	
Animal Boarding Establishments Act 1963	8.80	20%		10.56	
Riding Establishments Act 1964	16.50	20%		19.80	
Slaughterman's Licence -	1.00	20%		1.20	
Licence to Slaughter	1.00	20%		1.20	
For subsequent renewals					
Breeding of Dogs Act 1973	2.00	NIL		2.00	STATUTORY CHARGE

Detail	Present Charge	Recommended Charge			Remarks
		%	Effective Date	Charge	
	£			£	
Licences (contd.)					
Meat Inspection (Amendment) Regs. 1971 - Bovines	-29½	NIL	1.4.76.	-29½	STATUTORY CHARGE
- Calves	-09	NIL		-09	"
- Pigs	-09	NIL		-09	"
- Sheep or lambs	-06	NIL		-06	"
- Goats	-06	NIL		-06	"
Moneylenders Act 1927 - Full year Commencing 1/8	50.00	NIL		50.00	"
Applications received after 1/2 (where Pawnbroker's licence held)	35.00	NIL		35.00	"
Licensing of Places of Public and Private Entertainments -					
Stage Play	5.00	NIL		5.00	"
Cinematograph - Full	5.00	NIL		5.00	"
- Occasional	1.25	NIL		1.25	"
Music or Dancing	5.00	NIL		5.00	"
Sunday Musical Entertainment	2.50	NIL		2.50	"
Boxing	2.00	NIL		2.00	"
Wrestling	2.00	NIL		2.00	"
Game Dealer's Licence	4.00	NIL		4.00	"
" " Certificate	-25	NIL		-25	"
Licence to Deal in Game	6.00	NIL		6.00	"
Licence to Kill Game -					
Whole year	6.00	NIL		6.00	"
1/8 to 31/10	4.00	NIL		4.00	"
1/11 to 31/7	4.00	NIL		4.00	"
Occasional 14 days	2.00	NIL		2.00	"
Betting and Gaming Licences	1.25	NIL		1.25	"
Pawnbrokers' Licences	15.00	NIL		15.00	"
Rodent Control Charge -	2.50		1.1.76.	3.00	AGREED WITH DIRECTOR OF
Commercial Premises per hour	No Charge			No Charge	HEALTH AND HOUSING
Domestic " "					

REPORT OF THE DIRECTOR OF TECHNICAL SERVICES
TO THE HEALTH & HIGHWAYS COMMITTEE - 18.12.75

HIGHWAYS MAINTENANCE - ANNUAL ESTIMATES

Details of roads considered for:-

1. Surface Dressing

Lower Lambricks	Broad Parade
Upper Lambricks	Willow Walk
Cotswold Avenue	Broad Walk
Uplands Park Road	Broadlands Avenue
Station Crescent	Broadlands Road
Louis Drive	Broad Way
Gayleighs	Southview Road
Poplar Road	
Ferndale Road	
Mortimer Road	
Queens Road and Sirdar Road (dependent on being surfaced in 1974/75).	

2. Bitupave

Creswick Avenue	Sutton Court Drive	Hamilton Gardens
Philbrick Crescent East	Warwick Drive	Oak Walk
Glebe Drive	Queensland Avenue	Cornhill Avenue
Glebe Close	Ravenswood Chase	
Station Avenue		
Queens Road (See above (c) (i))		

3. Special Maintenance

Works to be considered for programme.

(i) Grove Road, Rayleigh - Surfacing

Expected to be carried out in 1975/76 but, if not, should be done in 1976/77.

(ii) Creswick Avenue, Philbrick Crescent East etc. Rayleigh

Footpath improvements including kerbing and surfacing.

(iii) Sutton Court Drive, Warwick Road, Rochford

Re-bed kerbs and resurface footpath.

(iv) Broadlands Estate, Hockley

Reconstruct part of footpaths and resurface whole, re-bed kerbs as required.

- (v) Castle Road, Rayleigh
Raise and reconstruct footpath.
- (iv) Clarence Road, Rayleigh
Repairs to Road Surface
- (vii) Hamilton Gardens, Hockley
Complete road reconstruction.

ROCHFORD DISTRICT COUNCIL

REPORT OF THE ROAD SAFETY PANEL

At a Meeting held on 4th December 1975. Present: Councillors S. B. H. Fletcher (Chairman), L. K. Cope, A. J. Humby, Miss E. M. Leggatt, Messrs. F. G. Brookman, A. W. Green and P. Whittingham.

In Attendance: Mr. J. Hurwood - Assistant Road Safety Officer, Essex County Council.

APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillor R. McCamley and Mrs. M. Garlick.

REPORTS OF THE ROAD SAFETY ADVISORY COMMITTEES

The Panel received the reports of the two Advisory Committees. It was noted that horse riding was still a problem and the Panel felt that the training of riders should be pursued. The Road Safety Officer reported that a motor cycle course was being run at the King Edmund School with which he was closely involved. Referring to the report of the last Road Safety Panel, the Chairman reported that there was no evidence of problems from parked cars outside Rayleigh Park School, but the matter would be kept under observation. (5769 and 6654)

ADVISORY COMMITTEE STRUCTURE

The Chairman reported that he had asked for this matter to be on the Agenda in order that preliminary consideration might be given to the working of the present Advisory Committee Structure. He was aware of the declining attendance at the Committees and members gave their opinions as to the reasons for this. The Chairman asked the representatives to take this item back to their Advisory Committees to discuss and then make recommendations to the Panel. (5769 and 6654)

LIGHTING OF PARKED VEHICLES AT NIGHT

Members were interested to know that the Council's resolution to the Federation concerning the lighting of parked vehicles at night was agreed on 19th November 1975 and was to be considered by the National Committee of RoSPA in the near future. (227)

EASTERN ROAD ACCIDENT PREVENTION FEDERATION

The Panel received the report of the Chairman on his attendance at the Federation. Among items discussed were a 30 m.p.h. speed limit in villages, heavy goods vehicles, signs for agricultural and slow moving vehicles, children injured through riding on Council vehicles, horse riding and road safety, visors on crash helmets, mobile shops and reflectors on the sidewalls on bicycle tyres. (227)

OTHER BUSINESS

In reply to a member's question, the Road Safety Officer stated that he was just beginning a campaign to make people aware of the dangers of sub-standard bicycle lighting.

A member reported upon the recent defective street lighting between Great Wakering and Foulness when approximately 8 lights were out, and the slowness of the Eastern Electricity Board to put repairs in hand.

RECOMMENDED That the Eastern Electricity Board be informed of the Panel's concern at the delay in repairing these street lights. (227)

ROAD ACCIDENT - ASHLINGDON SCHOOL

Resolved that the Rochford Advisory Committee be requested to make any necessary comments. (227)

ROAD ACCIDENT - HULLBRIDGE

The Road Safety Officer reported the basic facts of the accident when a refuse vehicle hit a bus shelter. Members urged that the report to the Finance and Personnel Committee should be a detailed one in view of the Council's involvement. (227)

Chairman, *[Signature]* Date: 5th Feb. 1976

ROCHFORD DISTRICT COUNCIL

Minutes of Finance and Personnel Committee

At a Meeting held on 30th December 1975. Present: Councillors E.V. Maton (Chairman), R. Blackburn, C.D. Bright, J.H. Carter, S.B.H. Fletcher, R.D. Foster, D.R. Fowler, C.B. Gowlett, A.J. Harvey, A.J. Humby, Mrs. J.M. Jones, D. McKinnell, G.R. Morgan, R.D. Needham, A.L. Tate and D.C. Wood.

Visiting: Councillor B.A. Crick

MINUTES

1192. Resolved that the Minutes of the Meeting held on 11th November and the Special Meeting held on 24th November 1975 be approved as a correct record and signed by the Chairman.

APOLOGIES FOR ABSENCE

1193. Apologies for absence were submitted on behalf of Councillors Miss J.R. Browning, J.C. Foster, L.H. Fudge, D.A. Ives and D.L. Ward.

REPORT OF THE DIRECTOR OF FINANCE

1194. The Committee received the appended report of the Director of Finance from which Item 2(b) was withdrawn. Item 5 was to be dealt with later in the Meeting.

RECOMMENDED That the action of the Director of Finance in paying the accounts detailed in Paragraph 1 be confirmed.

27 LONDON HILL, RAYLEIGH

1195. The Director of Administration reported that mortgages maturing on death had been advanced by Rayleigh Urban District Council, that the charges had been registered as Local Land Charges but that, because the entries had not been indexed, they had not been disclosed to the purchaser. There were further difficulties with the Executors who declined to pay as did the purchaser. Legal proceedings will be unlikely to succeed and costs would be out of proportion.

RECOMMENDED That the sum of £118.28, being capital and interest to 21st January 1976, be written off and a supplementary estimate for that sum approved. (10324)

P.S.W. CHARGES, PRESTON GARDENS, HAMBRO AVENUE AND GROVE ROAD, RAYLEIGH

1196. The Directors of Administration and Finance reported that land shown on the Final Apportionments as Plot 2 Grove Road, Plot 1 Hambro Avenue and Plot 11 Preston Gardens were, with other lands, acquired by C.P.O.'s in the 1960's. The street works charges had not been paid because it was the practice of Rayleigh Urban District Council to pay the low interest charge and preserve their capital until the land was used or sold. The County Council, as successor highway authority, now required payment.

Payment was also demanded in respect of Plot 12 Preston Gardens but, as the Council did not own the land and never had, payment should not be made.

RECOMMENDED (1) That the P.S.W. charges in respect of Plot 2 Grove Road, Plot 1 Hambro Avenue and Plot 11 Preston Gardens be paid and a supplementary estimate in the sum of £1,320, being capital and interest due to 21st January 1976, be approved.

(2) That payment in respect of Plot 12 Preston Gardens be refused. (1789)

GENERAL SERVICES CHARGE - UNSWERED PROPERTIES

1197. The Director of Finance reported on correspondence between the Association of District Councils and the Department of the Environment concerning the High Court ruling that properties not connected to public sewers did not have to pay sewerage charges. The Department promised further advice as soon as possible. The Council also awaited guidance from the Anglian Water Authority as to arrangements for refunds, etc. (4657)

LEASE OF LAND AT CONNAUGHT ROAD, RAYLEIGH -
RAYLEIGH SQUADRON OF THE AIR TRAINING CORPS

1198. The Director of Administration reported on the terms of the lease expiring on 31st March 1976, in which there was a right to renew.

RECOMMENDED That the rental for the further term of 5 years be £50 per annum exclusive of rates, taxes and all other outgoings. (6764)

LEASE OF FORESHORE LAND AT HULLBRIDGE

1199. The Chief Executive reported that Rochford R.D.C. had negotiated a new lease of 25 acres at £500 p.a. from December 1972 to December 1976. Because of rent controls, the first two and a half years were, in practice, at the old rent. A completion statement now received was for £775.00.

RECOMMENDED That a supplementary estimate for £800 be approved in respect of a duty to which this Council was committed by its predecessor. (289)

SUBSCRIPTION 1976/77 - EASTERN ARTS ASSOCIATION

1200. The Director of Finance reported that the Association had invited a £647 subscription.

RECOMMENDED That no subscription be made in 1976/77 in view of a decision taken to curtail the existing level of subscriptions and the need to minimise additional expenditure. (847)

GRANTS 1975/76

Rawreth Parochial Church Council
New Rayleigh Choral Society

1201. The Director of Finance reported requests for the payment of grants for which estimate provision had been made.

RECOMMENDED That grants be made, under Section 137 of the Local Government Act 1972, of £50 to the Rawreth P.C.C. and £25 to the New Rayleigh Choral Society. (211)

Rochford District Sports Council

1202. The Director of Finance reported a request for a grant of £350 as opposed to estimate provision of £50. Members were reminded of the various ways in which the Authority assisted the Sports Council and of Circular 88/75.

RECOMMENDED That a grant of £50 be paid in respect of 1975/76.
(701)

GRANTS 1976/77 (Minute 1035/75)

1203. The Director of Finance submitted a Schedule, Appendix 1, showing grants paid in 1975/76 and requested for 1976/77. Applications were categorised; in column 3 by area covered - 1 local, 2 regional, 3 national; in column 4 by people served - 1 everybody, 2 sections, e.g. O.A.P.'s and in column 5 by dependence for financial support - 1 largely dependent on this Council, 2 dependent on Local Authorities, 3 various sources.

Members noted that there was £690 left for later allocation.

RECOMMENDED That £3,600 be included for grants in 1976/77 estimates and allocated as shown in the Schedule. (211)

CONFERENCES (Minute 127/75)

1204. The Director of Finance submitted a Schedule, Appendix 2. The Council had been invited to 61 conferences in 1975/76 but had attended only the 10 thought to be of most value.

RECOMMENDED (1) That only the conferences listed be supported in 1976/77.

(2) That the policy of limiting attendance to a total of 2 Members and/or Officers at each conference be continued.

(3) That Committees be asked to nominate Members to attend when the specified invitations are received. (214/6A)

LICENCE TO REPRODUCE ORDNANCE SURVEY MAPS
AND PURCHASE OF SPECIALISED DRAWING OFFICE STATIONERY

1205. The Director of Technical Services reported that there had been no estimate provision made for these items.

RECOMMENDED (1) That a supplementary estimate in the sum of £361.80 be approved to meet the cost of the licence to reproduce Ordnance Survey Maps.

(2) That a supplementary estimate in the sum of £1,800 be approved to meet the cost of specialised stationery in the current financial year. (1593 & 566)

CONCESSIONARY BUS FARES (Minute 901(8)/75)

1206. The Director of Finance reported an increase in the cost of passes to £13 w.e.f. 1st April 1975, the bus companies maintaining that passes were being used much more than thought likely when the level of charges was fixed on introduction of the scheme 7 years ago.

6681238

Finance and Personnel Committee

fare increase in March might well mean a cost of £14.30 per pass. The Chief Executive reported that Castle Point District Council had been looking closely at their scheme and were suggesting joint negotiations with the bus companies.

Members expressed grave concern at the apparently open-ended commitment of the present system and concluded that some selection or re-allocation of resources would have to be undertaken within the limits of the £40,000 to be included in the 1976/77 estimates.

RECOMMENDED That the Chief Executive and the Director of Finance be authorised to discuss with neighbouring authorities a joint approach to the bus operators and report on this and any other ways of helping O.A.P.'s. (4486)

INSTALLATION OF FUEL TANKS AT ROCHFORD DEPOT

1207. The Director of Administration reported that two tenders were received as under:-

Gilbarco Ltd.	£5,132.60
Edward Bell Ltd.	£3,700.00

The lowest tender was £900 in excess of the estimate but the Director of Technical Services was of the opinion that the tender was the best likely to be obtained.

RECOMMENDED (1) That the lowest tender in the sum of £3,700.00 be accepted, subject to contract.

(2) That a supplementary estimate in the sum of £900 be approved. (831)

STAFF SUGGESTION SCHEME (Minute 571(f)/75)

1208. The Chief Executive reported on a staff suggestion scheme, on the basis of Para. 98 of the Scheme of Conditions of Service, which had been drafted and discussed with the local branch of N.A.L.G.O. who had raised no objections.

RECOMMENDED That the Staff Suggestion Scheme, Appendix 3 to these Minutes, be adopted and implemented. (9788)

GRATUITIES (Minute 872/75)

1209. The Director of Finance reported that increasing gratuities as instructed would cost £185 in 1975/76.

RECOMMENDED That a supplementary estimate of £185 be approved to cover the additional cost in the current year. (807)

POST F1 - DIRECTOR OF FINANCE (Minute 1094/75)

1210. The Chief Executive reported that, as required by the above Minute, the Interviewing Panel met on 5th December to select a short list of eight applicants from the 35 applications received. Councillors D.A. Ives (Chairman), C.D. Bright, D.R. Fowler, L.H. Fudge, C.B. Gowllett, N.A. Grove, A.J. Harvey, E.V. Maton and D.C. Wood were in attendance.

The Panel met again on 17th and 18th December when Councillors D.A. Ives (Chairman), G.D. Bright, A.J. Harvey, E.V. Maton, R. McCamley and D.C. Wood were in attendance. On 18th December the Panel interviewed seven candidates from the eight originally chosen and, acting under powers delegated to them, offered the appointment to Mr. A.G. Cooke, I.P.F.A., Deputy Director of Finance to the Borough of Medway. The post was offered at £8,247 p.a., i.e. the third stage in the salary scale £7,809 - £8,466, and had been accepted by Mr. Cooke who had been successful in reducing his required period of notice with his present Authority and would be joining the service of this Council on Monday 16th February 1976. All other terms and conditions offered with this post were as fixed by the Council's staff policy decisions. (PF)

POST T4 - ASSISTANT DIRECTOR OF TECHNICAL SERVICES (ARCHITECTURE)
(Minute 1080/75)

1211. The Director of Technical Services reported that the Interviewing Panel had offered the appointment to Mr. J.R. Tiedeman, to commence on the first point of salary scale PO.2(1-5) £5,889 - £6,564, essential user car allowance being payable. (PF)

POST A15 - ADMIN. ASSISTANT (CENTRAL SERVICES) (Minute 1044/75)

1212. As reported to the previous Meeting, the Management Team had agreed to fill this vacancy and Mr. A.L. Sutton had been appointed and commenced duties on 22nd December 1975 on the second point, £3,474, of salary scale AP.4. (£3,366 - £3,702). (PF)

STAFF - AUTHORITY TO ENTER

1213. The Director of Administration reported that, on a very limited number of occasions, it was necessary to demand entry onto land against the wishes of the owner; to see, for example, if there was a planning contravention.

RECOMMENDED That the holders of the following posts be authorised to enter land for the purposes of the Town and Country Planning Act 1971:-

Post T.36 - Enforcement Officer
T.66 - Enforcement Officer
A.2 - Assistant Director (Administration)
A.4 - Senior Committee Clerk. (PF)

HEALTH AND SAFETY AT WORK, ETC. ACT 1974 -
LOCAL AUTHORITIES RESPONSIBILITIES AS EMPLOYERS
(Minute 875/75)

1214. The Chief Executive reported that the Department of the Environment did not think it necessary for Local Authorities to increase expenditure to meet their new obligations as they had substantial duties under the Shops, Offices, and Railway Premises Act and the new Act merely renewed those duties. Where new duties were created the Health and Safety Executive would not expect Local Authorities to incur extra expenditure or appoint extra staff until resources were available. Despite this, the Management Team remained of the opinion that without a new specialist officer the duties could not be carried out properly.

RECOMMENDED That no action be taken at this time. ^{11.11.75} (7785)

WATER SOFTENING -- LANGFORD & HANNINGFIELD
(Minute 1004/75)

1215. The Chief Executive reported that Southend Borough Council asked support for an approach to the Essex Water Company for some direct financial benefit as a pre-requisite for not opposing the release from the obligation to soften water to the previous standard.

RECOMMENDED That the Chief Executive inform Southend Borough Council that this Authority has already told the Water Company that no objection would be raised but that a direct approach will now be made asking for an acceleration of the ending of differential rating. (8764)

EXCLUSION OF THE PUBLIC

1216. Resolved that, in accordance with Section 1 of the Public Bodies (Admission to Meetings) Act 1960, the public be excluded from the meeting for the reason that the matters about to be discussed are the subject of confidential reports from officers.

ACCIDENTS (Minute 686/75)

1217. The Director of Technical Services reported that suspension from driving was sufficient action for a minor accident but inadequate for a major and drew attention to the procedures for dismissal and for suspension on half pay.

RECOMMENDED That the Director of Technical Services be authorised

- (1) to suspend from driving, either for a limited period or completely, drivers at fault in minor accidents.
- (2) to implement the procedures (in Section 6, Appendix B, Para.2(h) of the Essex and Herts Provincial Council for Local Authorities Services (Manual Workers) Handbook) and to dismiss or suspend from duty on not less than half pay whilst investigations are made or as an alternative to dismissal, drivers at fault in major accidents. (1364)

REPORT OF THE DIRECTOR OF FINANCE
ITEM 5(h) - ACCIDENTS TO COUNCIL VEHICLES

1218. The Committee again expressed deep concern at the incidence of accidents and hoped that the new disciplinary procedures set out in the preceding Minute would have a salutary effect. (1364)

G. S. M. A. L.
CH 21.2.1976 17/2/76

Report of the Director of Finance to the
Finance & Personnel Committee 30th December, 1975.

1) ACCOUNTS PAID

Accounts amounting to £4,400,787.02 were paid during October and November 1975. The Committee's confirmation of payment is requested.

2) CAPITAL AND REVENUE ESTIMATES 1975/76

(a) Supplementary Estimates already approved

	<u>Revenue</u>		<u>Capital</u>
	<u>Approved</u>	<u>Full Year</u>	<u>Approved</u>
	£	£	£
Finance & Personnel	31,526	38,721	3,144
Health & Highways	7,310	750	17,600
Housing	5,028	-	8,702
Recreation & Amenities	154	-	400
	<u>44,018</u>	<u>39,471</u>	<u>29,846</u>

(b) Proposed Expenditure

To consider the method of financing the following and any other items of expenditure for which provision has not been made in the estimates.

<u>Committee</u>	<u>Purpose</u>	<u>Amount</u>	<u>Cost in</u>
		£	<u>Full Year</u>
			£
Policy & Resources	Hired Transport - Parks Highways and Refuse Sections	895	-

(c) Expenditure Control

To review the capital expenditure to date compared with the planned expenditure for the year.

<u>Capital Programme 1975/76</u>				
<u>Committee</u>	<u>Total</u>	<u>Estimate to</u>	<u>Actual as</u>	<u>Overspent (+)</u>
		<u>30.11.75</u>	<u>at 30.11.75</u>	<u>Underspent (-)</u>
<u>FINANCE & PERSONNEL</u>				
i) Admin. Buildings	4,310	3,310	2,850	- 460
ii) Computer	60,000	-	-	-
iii) Civic Regalia	825	825	591	- 234
iv) Depot	5,300	3,700	1,581	-2,119
v) Vehicles & Plant	48,400	46,200	29,463	-16,737
vi) Delayed from	-	-	7,932	+7,932
74/75				
	118,835	54,035	42,417	-11,618

<u>Committee</u>	<u>Total</u>	<u>Estimate to 30.11.75</u>	<u>Actual as at 30.11.75</u>	<u>Overspent () Underspent ()</u>
<u>DEVELOPMENT SERVICES</u>				
i) Car Parks	400	400	399	- 1
ii) Delayed from 74/75	-	-	394	+394
	400	400	793	+393
<u>HOUSING</u>				
i) Rochford Designed	668,060	458,200	438,545	-19,655
ii) Southend Designed	810,150	-	4	+4
iii) Outside Consultants	165,443	90,303	19,643	-70,660
iv) Private Developments	1,751,000	536,000	400,843	-135,157
v) Improvements & Repairs	142,130	93,300	68,582	-24,718
vi) Land	50,000	50,000	30,057	-19,943
vii) Miscellaneous	258,550	250,000	21,093	-228,907
viii) Delayed from 74/75	-	-	3,156	+3,156
	3,845,333	1,477,803	981,923	-495,880
<u>RECREATION & AMENITIES</u>				
i) Recreation Grounds	51,200	49,150	9,981	-39,169
ii) Public Halls & Buildings	106,200	58,750	55,889	-2,861
iii) Delayed from 74/75	-	-	22,521	+22,521
	157,400	107,900	88,391	-19,509
<u>HOUSE PURCHASE</u>				
LOANS	1,500,000	489,523	489,523	-
<u>LOANS TO HOUSING</u>				
ASSOCIATIONS	350,000	350,000	332,543	-17,457
<u>HOUSING IMPROVEMENTS (PRIVATE)</u>				
	15,000	10,000	17,308	+7,308
TOTAL	5,986,968	2,489,661	1,952,898	-536,763

3. INCOME 1975/76

To report the income received to 30.11.75 over the main heads:-

Type	Total Income to 30/11/75	Income 1/10/75 to 30/11/75	Previously Reported Income 1/4/75 to 30/9/75
	£	£	£
General	155,739.16	44,194.15	111,545.01
Rates	3,348,126.24	585,314.38	2,762,811.86
House Purchase Loans	468,248.30	133,511.65	334,736.65
Housing Rents	490,945.29	120,215.63	370,729.66
Government Grants	2,374,807.00	514,087.00	1,860,720.00
Invested Loans Repaid:-			
Principal	8,625,000.00	900,000.00	7,725,000.00
Interest	29,432.50	1,011.22	28,421.28
Loans	5,763,750.00	2,042,000.00	3,721,750.00
	<u>£21,256,048.49</u>	<u>£4,340,334.03</u>	<u>£16,915,714.46</u>

4. LOANS POOL TRANSACTIONS

(a) General

A further issue of Negotiable Bonds were taken up on 26th November for an amount of £500,000 for one year at 11⁵/₈%. Interest rates on short term loans have eased slightly due to lack of demand for the money available.

(b) Analysis of Loans held in Loans Pool

	£	%	Average Rate of Interest %
1 - 60 years			
Mortgages - P.W.L.B.	6,308,762	45.81	7.89
- Other	476,201	3.46	6.10
Bonds - Negotiable	1,350,000	9.80	11.79
- Other	3,435,920	24.95	13.67
Stock Issue	2,000,000	14.53	12.75
Temporary Loans			
- Under 7 days	200,000	1.45	10.75
- Up to 3 months	100,000	0.73	11.25
Sub-Total	<u>13,870,883</u>	<u>100.73</u>	<u>10.41</u>
Investment of Surplus Funds			
- Under 7 days	<u>100,000</u>	<u>0.73</u>	<u>10.50</u>
	<u>£13,770,883</u>	<u>100.00</u>	<u>10.41</u>

5. INSURANCE

(a) Claims

To report the claims made, settled and outstanding.
claims since the last report and 10 claims settled.

There have been 13

Risk	Total No. of Claims	Settled		Outstanding Claims
		Claims	Amount	
Motor Vehicle	4	4	£189.75	} 64
Third Party	4	4	£131.82	
Others	5	2	£ 25.63	

(b) Accidents to Council Vehicles

To report the accidents involving Council Vehicles which have been notified to the Insurance Company since the last report.

Date of Accident	Vehicle	Estimate Amount of Damage	Remarks
30.10.75	HVW 657H	None to own vehicle £52+ parts t/P	Vehicle Rolled in Private Car.
24.10.75	WWV 851L	£50	Vehicle struck telegraph pole.
30.10.75	NHK 927J	None to own vehicle £5 to t/P	Vehicle collided w rear of car.
3.12.75	AVX 962L	£168 + parts	Vehicle damaged telegraph pole, bus shelter, walls of 6 houses, private car Injuries sustained two children.

6. RATING & VALUATION

(a) Rateable Value

The Rateable value of the District now amounts to £8,773,461 an increase of £1,584 over that reported to your last meeting.

(b) Valuation

At the 12th December 1975 there were 955 CVR 7 proposals outstanding on properties notified to the Valuation Officer and directions are awaited in respect of 778 properties for which proposals have been received.

(c) Court

To report the number of summonses etc., for the recovery of the General Rate.

Number of Summonses issued to date	Number of Distress Warrants issued	Number of Distress Warrants to Bailiff	Number of applications for committals outstanding
738	551	244	5

(d) Collection of General Rate and General Services Charge

	1975-76 £	1974-75 £
Total collectable	4,870,000.00	4,650,457.17
Collected to 30th November	3,348,126.24	2,527,903.26

124.5% Percentate of total collectable 68.75 54.36

(c) Rate Rebates Granted to Date

	First-Half year No.	First-Half Year £	Second-Half Year No	Second-Half Year £	Average £
Owner/Occupier	2712	68,500.00	2,476	63,910.00	25.52
Private Tenant	197	4,394.00	193	3,049.00	19.03

7. HOUSE PURCHASE LOANS(a) Loans Approved 1975/76

The following loans have been approved in accordance with the delegation contained in Minute 157/74.

	<u>Total to 12.12.75</u>		<u>1.11.75 to 12.12.75</u>		<u>Previously Reported 1.4.75 to 31.10.75</u>	
	No.	Amount £	No.	Amount £	No.	Amount £
Scheme 1	21	117,961	NIL	NIL	21	117,961
Scheme 2	16	141,275	NIL	NIL	16	141,275
Improvements	12	13,202	2	3,161	10	10,041
	49	272,438	2	3,161	47	269,277

(b) The following statement of arrears as at 30th November 1975 is submitted:

	Sub-Total £	Total £	Monthly Instalment £	Remarks
<u>11 months and under 12</u>	<u>1 Case</u>			
HPL.1576		429.48	36.08	Redeemed 3/12/75
<u>7 months and under 8</u>	<u>2 Cases</u>			
HPL.1976	319.11		41.97	C/Court 21.1.76.
HPL.2401	154.60	473.71	19.40	C/Court 28.1.76.
<u>5 months and under 6</u>	<u>1 Case</u>			
HPL.1847		190.24	34.00	Sold - Awaiting Completion
<u>4 months and under 5</u>	<u>4 Cases</u>			
HPL.510	68.82		14.34	Proceedings commenced
HPL.940	194.47		41.27	C/Court 13.1.76.
HPL.1971	123.28		29.48	C/Court 13.1.76.
HPL.2177	199.79	586.36	47.58	C/Court 10.12.75.
<u>3 months and under 4</u>	<u>3 Cases</u>			
HPL.2199	105.73		32.69	Proceedings commenced awaiting date of Court.
HPL.2324	173.75		51.99	Direct Debit increased to £61.99
HPL.2457	339.81	619.29	85.42	Firm paying monthly plus £30 off arrears

1246

	<u>Sub-Total</u> £	<u>Total</u> £	<u>Monthly</u> <u>Instalment</u> £	<u>Remarks</u>
<u>2 months and</u> <u>under 3</u>	<u>9 Cases</u>			
HPL.1346	77.25		33.10	Proceedings pending
HPL.2040	95.03		36.60	Proceedings pending
HPL.2156	72.28		36.14	Selling
HPL.2218	136.77		62.26	Proceedings pending
HPL.2277	212.24		106.12	Proceedings pending
HPL.2310	285.35		122.12	To pay £20 per month extra
HPL.2353	14.26		7.13	Proceedings pending
HPL.2427	227.71		82.57	Direct Debit increase to £102.57
HPL.2534	247.65	1,368.54	87.55	Direct Debit increase to £100
<u>1 month and</u> <u>under 2</u>	<u>33 Cases</u>	2,294.62		
<u>Under 1 month</u>	<u>59 Cases</u>	904.42		
	<u>112 Cases</u>	<u>£6,866.66</u>		

Previously reported to Finance and Personnel Committee
Arrears as at 30th September 1975 = 146 cases £7,851.98

- (c) HPL.1718 - This property has now been sold and mortgage redeemed.
- HPL.2269 - Sold, subject to contracts being exchanged at agreed price of £6,800. Amount outstanding at date of eviction £7,265.60.
- HPL.2291 - Offered for sale at £10,950. Deposit received from possible buyer. Amount outstanding at date of eviction £10,977.76.
- HPL.2464 - On market at £11,500 until 15th December 1975; if no sale, price to be reviewed. Amount outstanding at date of eviction £10,366.57.

Note: None of these cases are included in the arrears total above

8. ASSISTED CAR PURCHASE LOAN SCHEME

The Director of Finance reports that in accordance with Minute 200/74 the following car purchase loan has been approved since the last Committee Meeting and is reported for information.

New Loan

<u>Date of Approval</u>	<u>Name</u>	<u>Designation</u>	<u>Amount</u> £
24.10.75	Mr. J. Bambrook	Chief Committee Clerk	1,310

Ref	Body	Category			1975/76			1976/77		
		A	B	C	Estimate	Requested	Paid to Date	Requested	Recommended	
	A GRANTS PAID IN 1975/76									
1	Pawreth Parochial Church Council	1	2	3	£ 50	£ 50	£	£ 70	£ -	
2	Royal British Legion - Rayleigh	1	2	3	20					
3	New Rayleigh Choral Society	1	2	3	25	?		?	-	
4	Citizens Advice Bureau - Rayleigh	1	1	1	370	370	370	1,025	650	
5	- Rochford	1	1	1	350	350	350	750	600	
6	Rayleigh Old Peoples Vol. Welfare Committee	1	2	1	330	1,100	413	?	500	
7	Rochford District Sports Council	1	2	3	50	350		?	-	
8	Nat. Fed. of O.A.P.'s - Rayleigh Branch	1	2	3	50	50	50		50	
9	Rayleigh & Rochford Community Services Co-ordinating Committee	1	2	1	210	-	210		210	
10	Rayleigh Silver Band	1	2	3	50	50	50	100	50	
11	Rochford Old People's Vol. Welfare Committee									
	Club activity grants	1	1	1		550		550	550	
	Xmas parcels	1	2	1		400		600	-	
	Electric Heaters	1	2	1	1,300	350	1,709	350	-	
	Hockley Day Centre	1	1	1		100		100	100	
	Administration	1	1	1		100		300	100	
	Meals on wheels overpayment					421		-	-	
	Contingencies	1	1	1		100		100	-	
2	Essex Physically Handicapped Assn.	2	2	3	250	250	-		-	
3	Community Council of Essex	2	2	3	50	50	50	100	-	
4	National Trust - Enterprise Neptune	3	1	3	140	140	140	140	-	
					3,245	5,333 +	3,342	4,185 +	2,810	
										C/F

APPENDIX 1 (Contd)

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Conference	Spended By	Fees £	Allowance £	Trd £	Billng £	Subsistence £	Total £
Chartered Institute of Public Finance & Accountancy Torquay 10-13/6/75	Director of Finance Chairman Policy & Resources Committee	20.00 20.00	- 40.00		21.71 23.01	40.80 34.10	82.51 117.11
National Housing & Town Planning Council Harrogate 7-9/10/75	Chairman Housing Services Committee Chairman Development Services Committee	15.00 15.00	40.00 30.00		41.40 14.79	35.30 31.20	131.70 90.99
Association of District Councils Brighton 25-26/6/75	Chief Executive Chairman of the Council	6.00 6.00	- 20.00		8.64 8.64	26.28 14.30	40.92 48.94
Rating & Valuation Association Brighton 1-3/10/75	Asst. Director of Finance Chairman Finance Committee	19.00 22.00	- 40.00		10.48 10.48	25.24 31.20	54.72 103.68
Joint Conference of Local Authority Associations Eastbourne 18-20/11/75	Chief Executive Chairman of Council	9.00 9.00	- 30.00		11.09 11.09	52.65 27.40	72.74 77.49
National Playing Fields Association London 5-6/11/75	Director of Technical Services Chairman Recreation & Amenities Committee	8.50 8.50	- UNABLE TO ATTEND		8.92	-	17.42 8.50
Road Safety Congress Scarborough 13-16/10/75	Chairman Road Safety Panel	18.00	40.00		30.02	34.10	122.12
Council for the Protection of Rural England Canterbury 19-21/9/75	Councillor Wood	28.50	30.00		16.38	-	74.88
Environmental Health Congress Eastbourne 27.31/10/75	Director of Health & Housing Chairman Health & Highways Committee	25.00 25.00	- 50.00		13.43 11.33	52.00 44.50	90.43 130.83
Institute of Housing Managers Brighton 4-7/11/75	Director of Health & Housing Chairman Housing Services Committee	11.10 11.10	- 40.00		14.75 18.74	32.85 34.10	58.70 103.94
		276.70	360.00		274.90	516.02	1,427.62

FINANCE & PERSONNEL COMMITTEE 30TH DECEMBER 1975REPORT OF THE CHIEF EXECUTIVESUGGESTION SCHEME FOR ALL EMPLOYEES

1. This suggestion scheme has been introduced to give members of staff, ie. officers and manual and craft employees, the opportunity to put forward ideas on ways to improve anything connected with the work of the District Council, and to be recognised and rewarded for them.
2. These are a few examples of the sort of subject on which suggestions will be welcomed:-

Ways to improve processes and methods, administration, working conditions, office procedures.

Ways to eliminate accidents, health and fire hazards, duplication and unnecessary operations.

Ways to save time, effort and materials

Ways to reduce waste
3. The suggestions must be:-
 - (a) either adopted - or if not adopted have special merit;
 - (b) not patented and not about to be patented;
 - (c) one which an officer could not reasonably have been expected to make as part of his or her formal duties.
4. Officers on Salary Grades PO2 and above will not be eligible for participation in this scheme.
5. Any research work in connection with a suggestion should not be carried out during normal working hours or at the inconvenience of other employees.
6. It would be in the interest of all concerned if staff could check before submitting a suggestion to ascertain whether or not any work is being, or has been carried out officially on their particular idea.
7. All suggestions must be sent, on a form provided, to the Chief Executive marking the envelope "Confidential". The forms should be dated and signed. Whoever signs the submission will be regarded as the suggestor; if a joint suggestion is made all contributors to the suggestion must sign. Where two people submit the same suggestion separately, the first one received by the Chief Executive will be the one which is considered. Receipt of the suggestion will be acknowledged and a serial number will be allotted, which will be used thereafter..
8. To be fair, the feasibility of all suggestions received will have to be considered by a Chief Officer or senior member of staff. This could become time-consuming, and therefore staff are requested to give considerable thought to their suggestions and attention to its presentation. It may be necessary for the suggestor to attend an interview to explain or clarify certain aspects of the suggestion.

9. Once the suggestion has been established as a viable and practical idea, and the anticipated savings calculated by the Director of Finance, the suggestion will be put before a Suggestion Assessment Panel which will comprise of:-

- (a) The Chairman of the Policy and Resources Committee
- (b) The Chairman of the Finance and Personnel Committee
- (c) The Chief Executive
- (d) A representative of NALGO
- (e) The appropriate Director
- (f) The Director of Finance

Not less than three (at least one of whom must be a member of the Council,) out of the six members of the Panel shall be authorised to approve suggestions and make monetary awards, subject to the decision being a unanimous decision of all those members of the Assessment Panel present, and to the viability and practicability of the scheme.

10. A request for reconsideration may be made to the Suggestion Assessment Panel of the amount of an award or of the rejection of a suggestion, but subject thereto, the Panel's decision will be final.

11. Any adopted suggestion will be entitled to and will receive an award. All suggestions will, however, be deemed to be the possession of the Council District Council in the first instance and will, if appropriate, be submitted to the National Joint Council for the benefit of the service as a whole. Wherever possible, the amount of the award will be based on one of the first year's net savings, up to a maximum of £250 for any one suggestion.

12. The costs and saving will be carefully estimated and the suggestor will receive at least part of the award as soon as the Panel can be satisfied that the estimated saving is reasonably accurate. The suggestor will receive full details of the calculations involved.

13. Where there are no measurable savings the amount of the award will be based on the importance of the idea, the ingenuity and effort which have gone into it, etc.

14. Details of this scheme should be made available to all employees of the Council.