



DECEMBER  
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# HENDON CIVIC NEWS

## HOUSING PROGRESS

An Article by Alderman L. A. Hills,  
Chairman of the Housing Committee.

During the past fifty years Municipal Housing has developed to such an extent that it is now one of the most important of the services undertaken by the Borough Council.

The first estate to be developed by the Council was a small scheme of some 50 dwellings, built shortly before the 1914/1918 war, in Cloister Road, which was at that time on the outskirts of the village of Childs Hill. This was followed by the provision of further housing estates in Clitterhouse Road, Park Road and Brockfield Avenue, and by the end of 1939 the number of dwellings built by the Council amounted to some 1,290 houses and flats.

The acute housing shortage prevailing after the end of the 1939/45 war led to an intensification in the Council's Housing Programme and the building record in these post-war years has been one of constant progress. To-day the Council is one of the largest single housing landlords in the Borough, having built 4,616 houses and flats, purchased some 149 dwellings to add to the general pool of accommodation, and also acquired a further 356 properties in areas scheduled for ultimate redevelopment; a total of 5,121 dwellings.

In addition 426 garages, 20 shops and two community centres have been provided by the Council on the various housing estates.

Many of these dwellings have been built on sites formerly occupied by old and sub-standard houses which were bought by the Council and demolished in accordance with the Council's housing redevelopment programme.

The Council's housing estates contain many varied types of houses and flats, and by careful planning not only of the interior, but also of the external and general lay-out, the Council has endeavoured to provide dwellings which are modern and pleasing in appearance.

As is the case with many London Authorities the scarcity of available building land has obliged the Council to

concentrate of later years on the development of flats and consequently the most recent of the estates include a number of multi-storey blocks of flats of up to 17 storeys in height. Examples of these can be seen in the Spur Road, New Brent Street, and Granville Road Estates.

On the future housing estates, e.g. Belle Vue, Granville Road, and those which are now in the drawing board stage, special provision is made for the housing of the elderly under the most

comfortable conditions, and at rents which can be afforded by those who only have an old age pension.

The Council have been actively concerned with the future of housing in the Borough of Hendon and schemes are in various stages of progress for the redevelopment of West Hendon and many other areas in the Borough. The Council are also negotiating for several large areas of land, which would result in the provision of housing for approximately a further two thousand families.

## IMPROVEMENT GRANTS

The procedure in obtaining a grant is quite simple, all you have to do is to write, or telephone, to the Town Hall, Borough of Hendon, London, N.W.4 (telephone: HENdon 8282) when full details will be supplied.

There are two kinds of grant:—

(1) The Discretionary Grant, under which up to half the estimated cost of a wide range of improvements may be paid, at the discretion of the local council, subject to a maximum grant of £400. These grants are available also for the conversion of houses into flats. Where flats are provided by the conversion of a house comprising three or more storeys, the maximum grant is £500 per flat.

(2) A Standard Grant, under which house owners and certain leaseholders can obtain, as a right, half the cost, up to a recently increased maximum grant of £350, of providing five basic amenities—a bath or shower in a bathroom, a wash-hand basin, a water closet, a hot water supply and a food store. The new conditions will allow for the construction of a new bathroom, the provision of a septic tank and/or the provision of a piped water supply.

Both kinds of grant are available to landlords and to owner/occupiers.

If you would like to convert or improve your house make enquiries now.



*An example of multi-storey flat development by the Council at Spur Road, opened by Her Majesty Queen Elizabeth the Queen Mother, on the 26th June, 1958.*

## HOUSING—

### How Your Council Helps

It is the Council's policy to ensure that their dwellings are used to the best advantage and in accordance with this policy have arranged many hundreds of exchanges of tenancies amongst their tenants to prevent under-occupation and overcrowding.

The Council's efforts to meet the housing demand have not been confined only to the building of new dwellings; they have also purchased in suitable cases many private dwelling houses to add to the general pool of Council housing accommodation.

Realising that the housing demand cannot be satisfied solely from resources within the Borough, the Council have taken full advantage of the facilities afforded by the New and Expanded Towns and have been able to arrange for rehousing in these new communities the many hundreds of Hendon families who had been nominated for employment in the New Towns.

The Council have accepted fully their obligation as landlords, to maintain their dwellings to the highest possible standard and employ a direct labour force of building trade operatives for this purpose.

Tenants undertaking their own internal redecorations are paid bonuses under the provisions of the "Tenants' Bonus" Scheme.

The Council also operate a programme whereby improvements and modernisation of the older type Council dwellings are carried out. Examples of these works can be seen at the Childs Hill and the Bittacy Hill Estates.

In their Housing Programme the Council have not overlooked the housing needs of the "not so young" residents of the Borough. Provision of flats specifically designed for occupation by the elderly has been made on all post-war Estates and examples are Cheshir House and Derby House. These premises are all centrally heated and are equipped with laundries, a tenants' lounge furnished by the Council and have a resident Caretaker responsible for the cleaning and general supervision of the building. Assistance is also given by the Council to voluntary societies who provide housing accommodation for elderly persons.

Rents are collected fortnightly and calculated on a "50 week" year so that no rent is payable by a tenant on Easter and Christmas Weeks in each year.

The total annual rental for the financial year 1963/64 amounted to some £580,000.



*An interior view of the elderly persons Common Room at Layfield Close, provided by the Council.*

## ADVANCES FOR HOUSE PURCHASE

A typical enquiry has been recorded, in order to assist those persons, both residents of the Borough of Hendon, and non-residents who are contemplating purchasing a house within the Borough and did not appreciate that this Council made advances for house-purchase.

**Question:** Do the Council make advances for house purchase?

**Answer:** Yes, up to 90% of the value of the house, on an assessment made by the Corporation. Advances in excess of this figure may be considered if there are special circumstances which the Council feel would justify a departure from the normal practice. For flats or maisonettes, the maximum advance available is 70% of the market value of the property. They also make grants for the improvement of dwellings. (Please see article on page 1.)

**Question:** Can I repay this over more than twenty years?

**Answer:** Yes, repayments may be made over periods of 10, 15, 20, 25 or 30 years.

**Question:** What is the rate of interest on the advance?

**Answer:** The rate of interest as at 16th November, 1964, is 6%.

**Question:** As I am considering having a house built by a private builder, does the Council make advances by instalments?

**Answer:** Yes, up to three instalments, subject to the progress of building the house, bungalow, flat or maisonette.

**Question:** A neighbour is considering purchasing a leasehold property, will it be possible for him to obtain an advance, and later to purchase the freehold?

**Answer:** Yes, providing the lease had at least ten years to run in excess of the period fixed for repayment of the loan. The Council will also consider making an advance to purchase the freehold.

**Question:** My brother is considering altering his house, do the Council assist in such cases?

**Answer:** Yes, applications are considered from owners who wish to convert, alter, enlarge, repair or improve their premises, although the advance must be a first charge on the property.

**Question:** To what figure do the Council give advances for house purchase?

**Answer:** Limited to property with a freehold value not exceeding £7,000.

**Question:** Should I wish to apply for an advance from the Council, or to obtain further information, what should I do?

**Answer:** Preferably call personally at the Town Hall. Alternatively, telephone (Hendon 8282, extension 416 or 417), or write to the Borough Treasurer, Town Hall, Hendon, N.W.4, when application forms and full details will be forwarded.

### ARE YOU SURE YOUR NAME IS ON THE NEW VOTERS LISTS?

The new voters lists were, as from the 28th November, 1964, available for inspection at the Town Hall, at Public Libraries and at Post Offices.

If you consider you are entitled to a vote, you are invited to inspect the lists to make certain that you are registered.

If your name is not registered, a Form of Claim may be obtained from the Town Hall, Hendon, N.W.4, and should be returned to the Town Clerk not later than the 16th December, 1964.

## THE ALDERMEN OF THE COUNCIL



Alderman K. G. Pamplin

Alderman Pamplin has been a resident of Hendon for nearly a quarter of a century, was elected a Councillor to represent Edgware Ward in 1952, and appointed an Alderman in 1962. He has served on all the principal Committees and on Special Committees of the Council. He has been leader of the majority group on the Council of the Borough of Hendon from April, 1961, to date.

He has been Chairman of the Highways (for two terms), Buildings and Town Planning, the General Purposes and Further Education Sub-Committees of the Education Committee, and is present Chairman of the Finance Committee.

Alderman Pamplin has also served on the Central Middlesex Area Planning Committee, County Planning Committee, Local Area Health Committee, London Council of R.O.S.P.A., A.M.C. Special Committee on Local Government Reorganisation, Borough 30 Joint Committee (and Chairman of Establishment Sub-Committee) and the London Boroughs Committee.

He is a Governor (and first Chairman of the Governing Body) of Barnfield, Goldbeaters and Moat Mount Schools, a Governor of Hendon College of Technology, and trustee of the Charities of Samuel Atkinson and Others.

Elected an Alderman of the Council of the London Borough of Barnet in 1964, Alderman Pamplin is leader of the majority group and Chairman of the Constitution Committee and Finance Committees of this new authority. He is leader of the minority group on the London Boroughs Committee.

Married, with one son, Alderman Pamplin is Secretary of Bristol Siddeley Engines, Ltd., Small Engine Division.

At an informal meeting of Members of the London Borough of Barnet, held on Wednesday, 2nd December, 1964, it was unanimously decided to designate Alderman K. G. Pamplin as Mayor of the London Borough of Barnet for the municipal year 1965/66

## Refuse Collection over the Christmas Period 1964

In order to reduce to a minimum delays in the collection of refuse during the Christmas period, whilst no collections will be made on Christmas Day, 25th December, nor on Monday, 28th December, 1964, an endeavour will be made to carry out alternative arrangements, details of which are given below:—

## Christmas Week

Monday, 21st December:	Collect Monday's and part of Tuesday's refuse.
Tuesday, 22nd December:	Collect remainder of Tuesday's and part of Wednesday's refuse.
Wednesday, 23rd December:	Collect remainder of Wednesday's and most of Thursday's refuse (and possibly some of Friday's).
Thursday, 24th December:	Collect any refuse, including Friday's not collected earlier.

## Week after Christmas

Work will recommence on Tuesday, 29th December, with collection from premises normally serviced on a Monday, subject to favourable weather conditions, and by working on Saturday, 2nd January, 1965, the whole of the week's refuse should be cleared.

All householders are asked to co-operate over this difficult period by ensuring that Refuse Collectors can obtain access to the bins of householders at the time they call.



*On the left of this photograph is a view of Cheshir Hall, a community centre provided by the Council of the Borough of Hendon, on the New Brent Street Estate. On the right of the photograph can be seen Cheshir House—old people's dwellings, also provided by the Council.*

POINTS SCHEME  
FOR THE ALLOCATION OF  
COUNCIL DWELLINGS

The Points Scheme operated by Hendon for the allocation of Council dwellings, was first introduced in 1946 and this, with various amendments made to the original scheme to take account of the changing conditions which have occurred from time to time in the housing demand, has been the "yardstick" whereby many thousands of housing applicants have been assessed and rehoused to better accommodation.

The structure of the points scheme has been carefully designed to include every separate factor of housing hardship which can reasonably be taken into account in considering an applicant's housing need, and to each of these factors is given a specified number of points.

The numbers of points awarded places an application in its place in the Waiting List.

## RENT VARIATION SCHEME

The Council do not wish to cause hardship to their tenants, and whilst those who are in a position to do so, pay the maximum rent, through a Rent Variation Scheme, reductions can be made to meet the financial circumstances of tenants with smaller incomes.

Maximum and minimum rents calculated by reference to the gross value for rating purposes, have been fixed for each Council dwelling, and any person whose circumstances justify it, has the opportunity of applying for a rent rebate. Where a Council tenant has a lodger, the tenant is required to pay the maximum rent.

The circumstances of each case where a reduction has been made, are reviewed every six months.

# YOUR REPRESENTATIVES FOR THE GOLDERS GREEN WARD



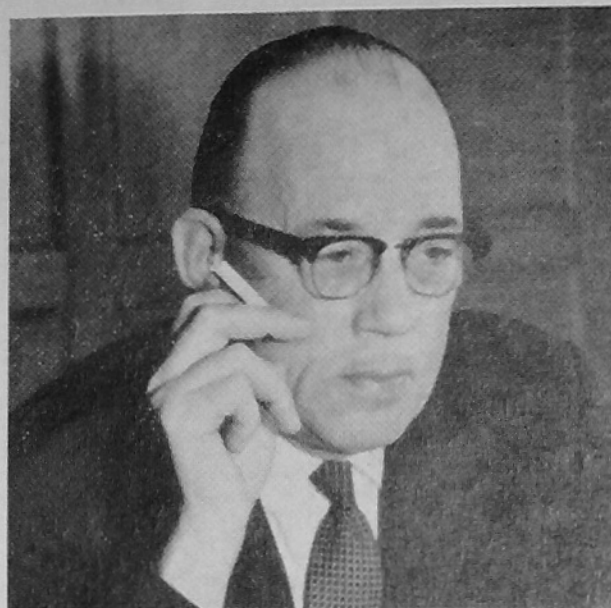
**Councillor Edgar Brian Davis, B.A.**

Councillor Davis is a member of the Liberal group of councillors, Chairman of the Golders Green Liberal Association, and was elected to represent the Golders Green Ward in May, 1962.

Born in Hendon, he is 38 years of age, married, and has a son of 8 months. A schoolmaster, he was educated at St. Agnes' and the Cardinal Vaughan Schools, St. Mary's College, Twickenham, and Birkbeck College, London University, from whence he graduated with an Honours degree in History. He has since taken a post-graduate course in Mathematics at the Department of Education, Oxford.

As might be expected, he has a great interest in education, particularly for an age of cybernetics and increased leisure which is now upon us. He is a Manager of St. Agnes' School and Vice-Chairman of the Governing Body of the Cardinal Hinsley School which serve the Catholic population of this area. At the moment, he represents the Barnet area on the Social Studies Subject Panel dealing with the new Certificate of Secondary Education.

In addition to the Education Committee, Councillor Davis also serves on the Allotments, Estates, Civil Defence and Works Committees of the Council.



**Councillor C. F. Harris**

Councillor Harris has been a Borough Councillor since 1960. He is Chairman of the Civil Defence Committee, Vice-Chairman of the Housing Committee, and also serves on the Appeals, Education and Education Sub-Committees, Finance, Public Health, and Libraries and Museum Committees. In the past, he has served on the Estates and Allotments, and Buildings and Town Planning Committees of the Council.

He was elected as a Councillor of the London Borough of Barnet, is Vice-Chairman of the Estates Committee, and serves on the following Committees—Allotments, Civil Defence, Housing and Finance.

A keen horticulturist, he is Chairman of Hendon Chrysanthemum, Dahlia and Floral Art Society, Chairman of the Hendon Federation of Allotments Societies, Chairman of the London Borough of Barnet Federation of Allotments Society, and Secretary of the Golders Green Allotment and Horticultural Society.

Councillor Harris has lived in Golders Green for 24 years, is 57 years of age, married, with one married daughter and five grand-children, living in the Borough. Educated at Kilburn Grammar School, he is Managing Director of a well-known Sign-making firm which bears his name.



**Councillor (Mrs.) Phyllis Fiander**

Councillor (Mrs.) Fiander was the first Liberal Councillor to be elected in the Golders Green Ward, and the first woman Liberal Councillor in Hendon, as a result of a bye-election in February, 1962. She has lived in the Ward since 1949, has two children, and works in a Travel Agency.

She is a member of the Golders Green Ratepayers' Association and is on the Committee of Hendon Old People's Welfare Association.

On the Council, she serves on the Buildings and Town Planning, General Purposes and Highways Committees, and Sub-Committees including Information, Civic Link, etc. She is on the Board of Governors of Hendon County Grammar School, also St. David's and Whitefield Schools.

She is an active member of the Hendon South Liberal Association.

## Suggestions Welcome

The Council will be pleased to receive your comments regarding the Hendon Civic News, and invite your suggestions on the layout and type of article or information appearing in this new publication, which endeavours to keep you informed as to the functions, departments and committees of the Council. Please write to the Town Clerk, Town Hall, Hendon, N.W.4.

## SNOW CLEARING

There are approximately 160 miles of carriageways and 330 miles of footway in the Borough of Hendon to be cleared in the event of snow. The Council of the Borough of Hendon are responsible for the clearing of snow on all roads and footways with the exception of North Circular Road, Hendon Way, Watford Way, Great North Way, Edgware Way, Barnet Way, and the section of Edgware Road north of Greenway Gardens, which are the

responsibility of the Middlesex County Council, and it is also the duty of this latter authority to clear away the snow on these roads and footways.

For the roads and footways for which the Council of the Borough of Hendon are responsible, a schedule of priorities has been established and provides for:

- (i) The gritting of main traffic routes and steep hills;
- (ii) The gritting of secondary traffic routes and shopping centres;

- (iii) Residential roads and footpaths.

Many factors arise in dealing with this problem and the programme has to be flexible, but the principal aim is to keep traffic on the main roads moving and to satisfy the requirements of the Police Authorities and London Transport Board. When these have been met every effort is made, with the limited labour force available to alleviate conditions in the residential roads.