

SECRETARIAT

(Formerly)

2067

AGR/AJG/2 # 7

2067

SUGGESTED PURCHASING OF THREE AJAX
BAY LODGING HOUSES.

CONNECTED FILES.

NUMBER

2237

Housing.

0184

Accommodation for Spinster & Bachelor Officials

Hand. S.

2a Do you wish
to withdraw and/or
cancel?

With pleasure

||

22.5.63

Hes. or

Any further action required
now/pl?

||

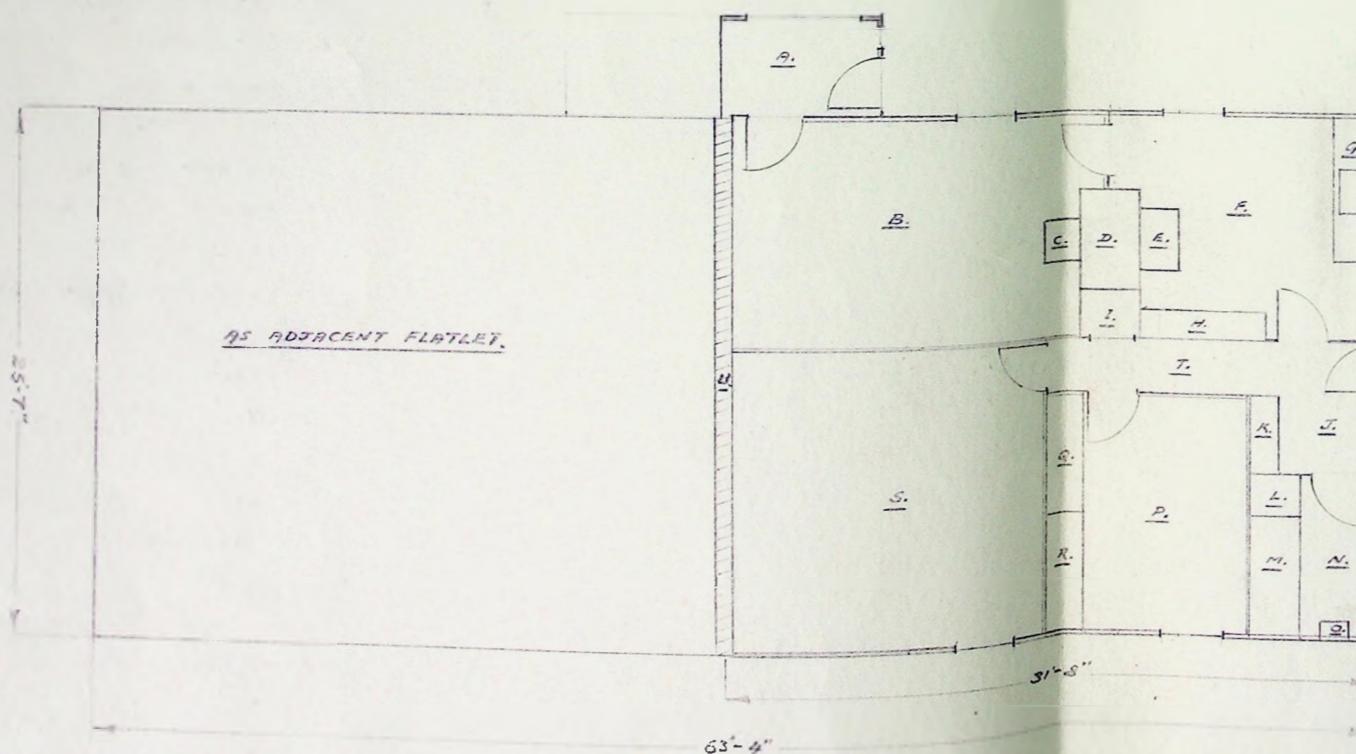
5.6.63

Print BC in about
5 minutes to make

the and SW is
going to get on with it

R 370/63

AJAX BAY LODGING HOUSES SHOWING LAYOUT FOR CONVERSION TO FLATLETS.



- A. PORCH ENTRANCE.
- B. LIVING ROOM. 19'X13'
- C. 1939 TYPE FIRE.
- D. CHIMNEY BREAST.
- E. RAYBURN COOKER.
- F. KITCHEN. 10'X10'
- G. SINK UNIT.
- H. CUPBOARDS. (SWING DOORS).
- I. HOT WATER CYLINDER/ AIRS CUPBOARD.
- J. LOBBY/CLOAKS.
- K. STORE CUPBOARD. (SWING DOOR).
- L. WASHHANDS BATH.
- M. BATH.
- N. BATHROOM.
- O. W.C.
- P. SINGLE BEDROOM. 8'X11'
- Q.R. BUILT IN WARDROBE FOR S. & P.
- S. DOUBLE BEDROOM. 15'X14'
- T. PASSAGE.
- U. BRICK DIVIDING WALL.

SCALE 1/8" TO 1'-0"

S.C. GUTTERIDGE. 14-12-60.

Mon 6/1

8.

at b.c.

Attached is a schematic layout for the
Pearl Bay Lodging houses. There are three
houses available, then if converted as shown
would give us six self-contained flats
suitable in my opinion to house a married
couple with one child.

M. Skinner called at my office this
morning and I discussed the matter with him, he
I believe would approve the attached layout as
far as sanitary and heating arrangements are
concerned.

Hallinan 14.12.60
Supt. P.C.D. 40

2.

S/PW. I thought we might perhaps
have 2 of the buildings converted into 2
such married quarters each & one into
four single quarters.

No question also arises as to where we are
going to put them. The general opinion appears
to have been that we should no longer develop
in the Monstar direction but only along
the Hengas road. If we do that (which we shall
have to consider starting a bus service but
that would appear to be fairly easy to arrange since
the office hours are fixed & one bus or perhaps an on-call
standby ought to manage everything.

I should like your advice on the following points

- (a) feasibility of converting as suggested
- (b) ratio of single to married quarters
- (c) cost.
- (d) several question of desirability of providing

3.
more quarters or best way to do it
(see annexed file where the question of
making a hotel was taken up & hosted

- (e) site.
(f) Desirability or practicability of providing
a bus service.

8
20/12/60

4.

For CS

I am estimating the above and will give
a full report shortly

R.G.
95/1/61

8
24/1/61

BW 2261

3 P.M.

5

Have you anything further to:

11/1
7.2.61

BW Sat. 2/2/61.

6

Mr. S. Bennett will report after seeing me at A for B.C.

B.O 13/1

82 6/9/61

B.O Enquiry 22 19/9/61
82 17/9/61

Extract from a Report by Mr. S. Bennett on his visit to Ajax Bay
25th September, 1961. Original filed in 0875/A.

Billets and Cook House

Three billets stand on what has been a stone run, the foundations of which are dry also the cook house. The west billet has been damaged by water coming through the roof, the ceilings in all back rooms are wet, and much would be of no use in rebuilding. The roof framing has been damaged.

South & East billet appear sound and dry, but if left without attention for many years the roof will be in the same state as west billet.

Cook House is in good condition plates joints and framing sound as far as one can see.

8

Reply by Superintendent of Works

The billets would come in handy for accommodation in Stanley but S.F.C. will have to be consulted.

This is an idea I got some months ago when I was worried about the housing situation & it gained some support from Heads of Departments whom I consulted.

- * I believe there is a possibility of some more houses being released by FIDS & perhaps this can now be drafted.

8
24/10/61

9

HCS

I go to the West tomorrow, I have a mail to answer which came in yesterday, and I really can't go into this now.

- * 2. We cannot count on any FIDS houses becoming available for the Colony. These prs. are FIDS property & will probably continue to be occupied by FIDS people.

SPA 24.10.61

Shade B/H.E.

This location should be carefully considered

as on PWD day (Friday)

24/10/61

Friday 24/10/61

PWD after arrival of Mr. Pictor on 24/10/61 BUM ~~22.10.61~~

SPW.

I should be grateful for your observations in
the course on the feasibility of his proposal.
You will be able to see the buildings in Agassiz Bay

8
22/12/61.

11

HCS

Re house and three billets Agassiz Bay.
The report by Mr. Bennett states that
the house is in sound condition but
not so the billets.

I would like to see the property before
making a decision on dismantling and
re-erection. As soon as I can spare
the time I will go to Agassiz Bay and
then report whether it is worthwhile
carrying out the proposal.

P. Burton. S.P.W.
29/12/61.

Noted. B.W. 1 month

8
24/1/62 B.W. 3.2.62
12

All this is now being taken up with Reorganization
of P.W.D.

This could 1 month be filed a complete set when ready

P
3/1/62

B

P.A.

Y.E.,

The ease with which the few labourers that we could spare under Mr. White's supervision have managed to put up the highly complicated house at the lighthouse makes me think that there really should be little difficulty in us putting up houses in Stanley which merely have to be connected with the mains and can be heated by peat. As regards the question of cost we would of course rent them out and I think we should try to consider whether we cannot make it a reasonably economic proposition. ~~I have not discussed the question again with S.P.W. recently but the following points strike me~~ ~~the following points~~ ~~strike me~~ ~~me following points strike me~~

1. We want some quarters pretty quickly for essential Government staff to be recruited from overseas. I think it is fairly obvious that with our staff difficulties it is going to be much easier to put up a new prefabricated house sent from England than to dismantle the houses at Ajax Bay so I think we might get on with a few of these immediately.
2. It will be for consideration comparing costs and discussing the difficulties with the S.P.W. whether we should then abandon altogether the Ajax Bay houses or note them for dismantling and bringing in when this staff position is a bit easier.
3. A decision will also have to be made about the Fox Bay house i.e. whether we are to proceed with the original intention of bringing the Ajax Bay house there or whether we will bring a completely new one. (A possible solution would be to get a new one for the doctor at Fox Bay but still consider bringing the Ajax Bay house with any other Ajax Bay buildings which we may think it worth while retaining into Stanley when the labour is improved).
4. When we have provided houses for staff from England (which of course must be kept for that purpose and will not be regarded as being available for allotment to other Government servants) we should consider providing more accommodation for Government servants. There are several Government servants now clamouring for quarters and if we can provide them at a rent which from our point of view would be reasonably economical I think it would be a sound investment.
5. Having reached that stage I think it is not impossible that we might even go a bit further and provide some more houses which we could if necessary rent out to members of the public. When I was talking to Dr. McWhan fairly recently on the subject of Danny Wallace and his escapades Dr. McWhan mentioned that he thought that there would be a case for erection of about 20 or 30 houses in Stanley since there had been very little building of fresh houses in the last several years and various people had come in such as Met. Officers, Ionospheric Officers, etc.
6. Of course one would not commit oneself immediately to all these three things and would see how the demand was going and what was happening to the population. ~~I am inclined to think however that we ought to get on with ordering a few as soon as possible.~~

~~If Y.E. agrees shall I get on to S.P.W. again and put up a definite proposal.~~

RHDM/IM.

My wish would be that we could get on with this at once but SPW says that it will be best for us to get these and the buildings for the PWD built at the same time by a contractor who will send out somebody like Mr. White to supervise.

Anyhow I will have a discussion with SPW as soon as possible on progress on the points at 3 in 022-19, the question of roads

so that we can try to work out some programme
to go aiming at while G.E. is away
see also 0040/5.

82 2573/62

H.C.S.

I think the important thing to do before Mr. White leaves is to find out how much suitable quarters would cost. After his experience here he should be able to give us a good idea.

I am doubtful whether rented houses would ever be an economic proposition. If we reckon the cost at £4,000, 3% of this is £120, which is twice as much as anybody pays at present. However, I entirely agree that our housing position is very serious, and something must be done about it.

I am not sure that we need necessarily wait for a general building programme as the SPW. suggests, and it might very well be a good thing to make a start on one or two houses if we think it will be a better proposition than bringing in the Ajax Bay barracks. We have paid for the manager's house at Ajax Bay, and we must, I think, try and put it up somewhere, but it might be better to do this in Stanley rather than at Fox Bay.

(Intld.) EPA.

25th May 1962

Extract from 69 - 71 in 1185/A

A proposal that Government purchase the dwelling house on Pioneer Row owned by Mr. S.P. Atkins was made to SFC. and SFC. disapproved the proposal and considered that as Mr. Bennett had brought in all the present Ajax Bay bungalows and erected them at Stanley he should be capable of bringing in the old Managers house and the Cookhouse now. This was referred to SPW. who reported as follows:

"Mr. Bennett had nothing to do with the Ajax Bay Bungalows. They were dismantled and brought in by a Mr. Beardmore.

The erection in Stanley was carried out by various artisans who were employed here at the time.

As regards the dismantling and shipping in of the remaining bungalows, this will have to be carried out during the good weather.

The labour position during the good weather is such that we are usually short (peat cutting season). I can see no possible chance of going out there before November".

RHDM/LH
23rd August, 1962.

S.P.W.

We shall of course accept your advice about the weather.

If there is any suitable weather before labour gets too involved in peat cutting and we can bring in the two buildings referred to it would be a very good thing.

Do you approve of the proposals in this file?

At present the proposal is that the Managers House should be moved to Fox Bay but will it be better to bring it here and fit up a new one at Fox Bay?

It would be well to decide what our proposals are and to get them approved and then to carry them out when we can.

(Intld.) RHDM.

24. 8. 62.
21.

18

Hon. Col. Sec.

I have spoken to Dr. Cunningham about the house at Ajax Bay to be erected for him at Fox Bay. He told me that he is quite satisfied with the one he has, but a smaller house could be erected for the W/T. Operator.

I think the most sensible thing to do would be to purchase a new house for Fox Bay and bring the one from Ajax Bay into Stanley for erection here, where we have the materials at hand for conversion.

W. P. Fulton
Supt. of Works.

31. 8. 62.

19.

SPW

You told me that you would not be able to move anything in before November and therefore we should, I think, be ready to get decisions made at the next Executive Council meeting. I wonder whether you have yet got all the information you want on prefabricated houses? A decision should be reached on the following points:-

1. Whether or not we wish to purchase the two lodging houses referred to at 1 & 2.
2. Whether to bring the Manager's House here or to Fox Bay.
3. If we bring the Manager's House here whether we should replace the Doctor's House at Fox Bay and let the W/T Operator go into the present Doctor's House or whether we should leave the Doctor where he is and replace the W/T Operator's House.
4. Where we are going to erect our buildings in Stanley.

2. As regards 1, the two lodging houses to be brought in, the following points should be considered:-

- (a) Receiver has received an offer of £300 for one. He does not therefore consider that he should let them go for less than this.
- (b) You have expressed doubts as to whether the buildings are worth so much as £300. It may be mentioned that -
 - (i) a provisional offer of £900 was made once (now withdrawn);
 - (ii) the money paid would eventually go back to Government as shareholder - this does not of course alter the fact that if Government as shareholder can get more from a third party than we think the buildings are worth to the P.W.D. it might be as well for them to take it;
 - (iii) besides money we have to consider time and ease of erection. We do badly want as soon as possible something we can erect ourselves. Certainly if we can get in the Manager's House it may ease our trouble a bit but we should consider whether even if slightly more expensive it would be quicker and easier to bring in one or both of the Ajax Bay lodging houses rather than wait till we can obtain and erect a prefabricated house from England.

3. As regards 2, I understand that demolition and re-erection of the Manager's House at Fox Bay presents difficulties and that it would be much easier to re-erect the old house in Stanley and to erect a new house at Fox Bay. Could you please put something down in writing on this point with which I can convince Executive Council.

4. If we accept 2, I doubt if there is any reason to replace the Doctor's House at Fox Bay and the replacement of the W/T Operator's House might be sufficient. I will go into this when I go to Fox Bay in October and will consult S.M.O. on his return.

20

5. We had intended to put the two lodging houses between the Remote Control Station and Ajax Bungalows but if there are more houses I think we will have to put them opposite the back of the houses which the McGoverns, Smiths etc. live on the other side of the back road.

6. Could you please let me have your views on all the above points.

or

Giffenber

6th October, 1962.
RIMD/FH

21

Hon. Col. Sec.

1. There are three billets at Ajax Bay which could be converted into four flats, but it must be realized that Government have 48 houses, 10 of which are occupied by none Government employees. I do not know whether it is the intention of Government to build houses for the use of local inhabitants or to rent houses to Government staff only. The point I would like to raise is, that it appears when a person leaves Government service they or their near relatives remain in Government property, the reason being they have no where else to go. The more property Government own the higher the cost of maintenance.

2. It is advisable to bring the Manager's House into Stanley where it can be converted into two houses as per sketch for an estimate of £5,000.

3. There are two places where the ex Ajax house could be built. One west of Ajax bungalows, or, behind bungalows west of Government House. West of Ajax bungalows is preferable owing to the position of sewers.

4. The Doctor at Fox Bay was quite satisfied when I spoke to him about the house he occupies and was of the opinion that it would be better to put up a smaller house for the W/T operator. Prices of prefabs from overseas enclosed B/C, I would like them returned after you have finished with them.

5. Stripping the "Managers House" at Ajax Bay and erecting in Stanley would be in my opinion less expensive. Until the building is stripped, it would be hard to estimate the exact amount of new materials necessary to rebuild at Fox Bay and being in an out of way place would be awkward to transport materials and keep control of erection costs.

P. Fletcher

Supt. of Works.

15th October, 1962.

Bn. 23.10.62. [S/hs reply]. 22

ACI. Para 1 of 21. X against the names of occupants on list at back cover is for "non Govt employees"
D.R. 23.10.62

23

Hon. Col. Sec.

Reconstruction plan of Managers House removed, tenders for dismantling and re-erecting will be broadcast Monday 18th March, 1963. Site of erection to be decided.

D. Burton.
Supt. of Works.
15th March, 1963.

24.

S.P.W. Site behind junior officer
quarters Ron Road West

2
13/3/63

25

H.C.S.

Noted thank you.

D. Burton. S.P.W.
20/3/63.

p.m.

BU 1.4.63

S.P.W.

26

23 - Did you receive any tenders
please?

2
1.4.63

H.C.S.

bidding date for tenders is the
16th April, no tenders received yet.

D. Burton. S.P.W.
1/4/63.

BU 20.4.63

S.P.W.

27

Any tenders pl?

2
24.4.63

29

H.C.S.

No tenders received.

of piston S.P.V.
24/4/63.

bu 5.6.63

bu 5.9.63

.p3

UP-IN-DAY HOUSES FOR A CITY'S BRIDES

IN a bid to beat the rush of marriages, a city yesterday decided to order 1,000 "up-in-a-day" factory built houses.

The city, Hull, has 17,000 families on its waiting list for houses. But the council can build only 800 houses of the ordinary type each year.

Warmer

"We cannot keep pace even with the marriage rate of about 2,500 a year," said Alderman Walter Howell, a member of the housing committee.

The committee think that factory-built prefabs designed by the city architect, Mr. David Jenkin, will help to bridge the gap.

They can be put up in a day on prepared sites

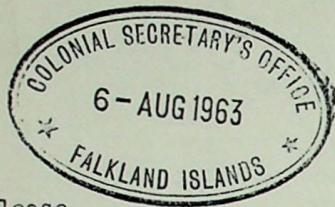
and the exteriors finished off in brick and tile.

Mr. Jenkins says they will be warmer than ordinary houses, for they will have between-the-walls insulation of fibre glass, foil and asbestos.

And they will be heated from under the floor.

When full production is reached 20 houses a week will go up on a new estate being developed in Ings-road, Hull.

They will cost £1,950 each and be let for £2 16s. 4d. a week including rates, electricity and heating charges.



For written reply please.

2067
2nd August, 1963.

MEMORANDUM NO. 6/63 TO STANDING FINANCE COMMITTEE

House ex Ajax Bay

The estimates for 1963/64 include provision of £5,000 for the removal to Stanley and erection there of the former Manager's house at Ajax Bay. The Select Committee on the estimates heard doubts expressed regarding the condition of the building and asked that the plan be proceeded with only if the Superintendent of Works was satisfied that the house was in fit condition to remove and re-erect. Expenditure on this item has been reserved pending a report from the Superintendent of Works.

2. After giving the matter careful thought the Superintendent of Works is of the opinion that the only way to make the thorough examination required is for the building to be dismantled - he can strip parts of it but this might or might not reveal all that it is necessary to know. He therefore suggests that the building be dismantled and brought to Stanley where it can be laid out for inspection in the old aircraft hangar. After inspection he could recommend whether Government should proceed with its repair and erection or whether it should be offered for sale. Either way it should result in the building of another house which is good reason for Government expenditure in getting the building to Stanley.

3. It is estimated that the job of dismantling and preparing for shipment would take about three weeks. "Philomel" would undertake the transport to Stanley. Will Honourable Members please consider this proposal and advise early whether they agree to the release of sufficient money from the vote of £5,000 to get the building to Stanley.

L. Treasury
ACTING COLONIAL SECRETARY

LG/LH

32

*I consider this proposal to be a sound one
and agree to the necessary expenditure.*

John R. Rawlands.

3/8/63

See 1.9.63

For written reply please.

2067

2nd August, 1963.

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L. Brereton
ACTING COLONIAL SECRETARY

Appears to me to be a practical proposition and I agree accordingly.

LG/LH

R. V. Goff
6th Aug. 1963.

Aug 19. 63

For written reply please.

2067
2nd August, 1963.

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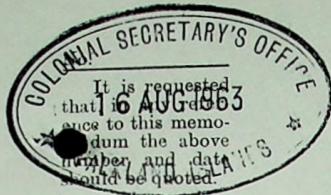
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L. Clement
ACTING COLONIAL SECRETARY

LG/LH

*Agree to vote sufficient
money to Sel. building to Stanley for
inspection by S.P.W*

*K. Clement. —
Aug 1963*



MEMORANDUM

15th August, 1963.

From: Superintendent of Works,
P.W.D.
Stanley, Falkland Islands.

To: The Honourable,

The Acting Colonial Secretary,

STANLEY.

SUBJECT: Ajax Bay Managers House.

Breakdown of estimate to dismantle and transport to Stanley
Ajax Bay House.

Hire of Philomel to transport men and equipment to Ajax Bay.	£.	s.	d.
	30.	-.	-.
Victualing.	80.	-.	-.
3 Handymen @ 4/5d. per Hr. 30 Days plus 6 Hrs overtime per day.	399.	-.	-.
P.E. Man 6 Hrs overtime 30 Days.	63.	-.	-.
Rafting out to Philomel and transport to Stanley 6 Days.	200.	-.	-.
	£772.	-.	-d.
	=====		

This is the least I can estimate.

P. Weston.
Supt. of Works.

On 31.8.63

20 AUG 1963

FALKLAND ISLANDS

2067

35

SAN CARLOS,

EAST FALKLAND,

14th August, 1963.

Sir,

33. Memo No. 6/63 for Standing Finance Committee.

I am frankly surprised that this matter should arise again, and thought that I had made my views perfectly clear at the X meeting of the Select Committee. I do not consider that any of the Colony's money would be well spent in following out the procedure suggested by the Supt. of Public Works.

I would be inclined to view the suggestion more favourably if the Supt. had been to the building and carried out a preliminary inspection and even stripped part of the structure to form some opinions as to the practicability of his suggestion, but as far as I am aware no one from P.W.D. has been near the building since the Foreman Carpenter made a brief survey in October 1961. Furthermore no estimate is included in the memorandum of how much of the £5000. will be required to dismantle and ship the building. It is said that after the materials have been inspected in Stanley a decision will be made as to whether to reassemble the house or to sell it in its dismantled condition. I would submit that this would be construed by the public as being tantamount to a condemnation of the materials and that prospective purchasers would be few and far between and that therefore all the time and money spent in taking the materials to Stanley will have been wasted.

I would have thought that it should have been possible to make a perfectly adequate preliminary survey 'in situ' to decide primarily whether it was even worth making the proposal that has now been put forward for our consideration.

obstructionist

I do not wish to appear ~~obstructionist~~ and for that reason did not urge that this amount should have come out of the Estimates but I am still of the opinion that if Government wants more housing, the £5000. would be better spent in obtaining prefabricated buildings from the United Kingdom or consulting the Works X Manager of the Falkland Islands Company with a view to considering what they can supply - I understand that their prices are very competitive. Furthermore we would at least be encouraging local industry and keeping the money in the Colony.

Yours Faithfully,


G.C.R. BONNER.

The Acting Colonial Secretary,
Secretariat,
STANLEY.

Repl'd at 38.

Aek'd.
A. Bonner

For written reply please.

2067
2nd August, 1963.

33

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House ex Ajax Bay

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2. After giving the matter careful thought the Superintendent of Works is of the opinion that the only way to make the thorough examination required is for the building to be dismantled - he can strip parts of it but this might or might not reveal all that it is necessary to know. He therefore suggests that the building be dismantled and brought to Stanley where it can be laid out for inspection in the old aircraft hangar. After inspection he could recommend whether Government should proceed with its repair and erection or whether it should be offered for sale. Either way it should result in the building of another house which is good reason for Government expenditure in getting the building to Stanley.

3. It is estimated that the job of dismantling and preparing for shipment would take about three weeks. "Philomel" would undertake the transport to Stanley. Will Honourable Members please consider this proposal and advise early whether they agree to the release of sufficient money from the vote of £5,000 to get the building to Stanley.

L. Harvey
ACTING COLONIAL SECRETARY

LG/LH



2007

37

Hell Core.

Aug. 15th.

The Honourable
The Colonial Secretary
Stanley

Sir

33. I agree to the release of the necessary money
in respect of S.F.C. Memo No 6/63.

A. Bedford.

Ack'd.
H.C.

29th August, 1963.

Dear Christopher,

35. I have had your letter of the 14th of August for several days and I think the best way to tackle the points that you make might be to write this demi-official letter.

Firstly let me say that Mr. Picton has given a great deal of thought to the matter and it is his honest opinion that going to Ajax and stripping bits off here and there would not give him the kind of picture he would like if he is required to make a report as to whether or not the building should be repaired and rebuilt for Government. He feels that the only way to do this is to take the building apart. He could of course do that at Ajax but if he were to decide that Government should not proceed with the transportation to Stanley and re-erection here what would we do with this dismantled house laying all over the place at Ajax Bay? It is his opinion therefore that the best plan is to dismantle it at Ajax, transport it to Stanley, put it in the old aircraft hangar and then carry out his inspection. He is of the opinion that with a place like the aircraft hangar in which firstly to inspect the parts and secondly to repair them it is unlikely that he couldn't make a house out of them.

With regard to the latter part of your second paragraph I am not sure that I entirely agree with you. The house, no matter how far gone some of the parts may be, will certainly have value. Its value to Government for example will depend on the cost not only of the new timber that may have to be put into it but of the cost of labour involved in repairing these parts. If in the view of Picton this would be too high the building could be sold to some private individual who would repair it at a cost only, strictly speaking, of the material required; his labour would be free. That is the enormous difference between anything which is done by a firm or by Government on the one hand and by an individual in his spare time on the other.

When I wrote my memorandum I had no estimate from Picton as to what he thought the cost of getting this building to Stanley would be. He has now submitted an estimate of £772 of which £200 is for the hire of the 'Philonel' to bring it in and £30 for the hire of the same

vessel/

The Honourable
G. C. R. Bonner, J.P.,
SAM CARLOS.

LCC/FH

Reply at 42

vessel to take to Ajax the men who will dismantle the building.

In your last paragraph you mention the possibility that it might be cheaper to import prefabricated buildings from Britain or even get the MIC to prefabricate them here rather than pursue this idea of bringing in the Ajax Bay house. We have recently been going into the question of housing costs and it is our information that a three roomed bungalow erected in Stanley (prefabricated in Britain of course) together with all the bits and pieces that go with a house including the fence around the entire plot, the preparation of gardens, the erection of a peat shed and of a garage if it is for an officer who would be expected or could be expected to own a car, would cost in the region of £6,000. The Ajax Bay house has already cost us £900 as its purchase price. We are estimating that a further £5,000 would see it erected and prepared for tenancy in Stanley. The house is big and we feel it can be made into a double house. If we were to allow for as much as £1,000 over the estimate to take care of such things as extensive decay we still feel that we could have in Stanley a building comprising two dwelling houses for a total of something like £6,000 to £7,000, the £7,000 taking into account what we paid many years ago as the purchase price and inclusive of all repairs and replacements that may be necessary. You will therefore see that what we are planning to do is to produce two houses in Stanley at a cost of about £5,000 less than our information tells us we could do if purchasing in the UK were reverted to.

So far I have not received a reply from Adrian; in fact I don't think he has yet received the memorandum there being no mail to Pebble, but you may be interested to know the views of the other people. John Rowlands has replied like this 'I consider this proposal to be a sound one and agree to the necessary expenditure'. Dick Goss writes 'Appears to me to be a practical proposition and I agree accordingly'. Jim Clement 'Agree to vote sufficient money to get building to Stanley for inspection by SPW'. Lew Bedford says 'I agree to the release of the necessary money in respect of SFC Memorandum No. 6/65'. The housing position in Stanley is really desperate, and the word desperate is not inadvisably used. We have recently had a case of a young man working in the Power Station who had to leave his job because he had nowhere to live. He found a job in the Camp together with a house which so far as the Camp was concerned was a good thing, but it strikes me that

it/

it was pretty hard on this young fellow that he had to give up permanent and pensionable employment in Government simply because he was chased from pillar to post in Stanley and couldn't count on obtaining what you might call a permanent place to live for any more than three weeks. We have a Senior Wireless Operator coming out from Britain; he is Bill Bonner, formerly of Stanley and South Georgia. He is a local lad and he wants to return. He is married and has a child, I think; he says he will come back provided we can supply him with a house. We have told him to come and he is arriving September or October. We are going to let him stay for the time being in the house that Hasenhoeller occupied so long as the new Dental Technician isn't married. That will be all right although from Bonner's point of view it is an awfully long way from the Wireless Station where he must go each day and sometimes at night if he is on a late watch.

I think you would agree that Stanley is not an ideal place for young single men from abroad. Far too often they find themselves with too much time on their hands and not always do they have the kind of hobbies that help to fill up otherwise idle hours. Before long we hear of them drinking and generally getting themselves into a rut from which there is no return. Stanley in the opinion of most people is quite a good place to live provided one is married and has a little place of one's own; that probably goes for the Camp as well. When we require people from abroad we nearly always stipulate that the candidates must be single. In this we have no option but I suggest that our chances of successfully filling these vacancies and perhaps what is more important getting the kind of candidate who might do two or more tours here (perhaps even making a career here and raising a family) would be far greater if we could say that we only wanted married people. We are still short of certificated masters in the school and in the last four or five years to my knowledge I think we have been successful to the extent of recruiting only one single master.

I wonder therefore if you would reconsider your attitude to the proposal contained in my memorandum and agree that the building should be brought to Stanley for inspection and a decision whether Government should repair and re-erect or whether it should be sold. I agree with what you say in your second paragraph that purchasers in Stanley might be few and far between even if the building wasn't in a condition that could be described as hopeless. I think nevertheless that the shortage or the lack of interest in this respect would be more likely to arise from the cost of erecting the building rather than from the lack of interest in owning a home of one's own. We reckon that the cost of getting this

building/

Page 4

building to Stanley and re-erected here is going to be in the region of £5,000 and in this respect I must draw your attention to the hard fact that few people in Stanley have capital of that order to put into a building even though when the job is finished they would presumably be able to either sell or rent half of it. There is an element of risk in what has been proposed. We risk in fact the cost of getting this building to Stanley (£700 more or less). If we regard it as a kind of gamble then you might say that for the risk of £700 we stand to gain something like £5,000, i.e. the difference between what we reckon we can build this double house in Stanley for compared with the cost of importing and erecting two prefabricated ones from Britain. I wonder therefore if you would fall in line with the general consensus of opinion within the Committee that what has been proposed does amount to a worthwhile venture.

Yours sincerely,

L. Gleadell.

~~1542~~
Pebble Island
Is. Falklands

28th August
1963

H. Gladdell Esq.
Acting Colonial Secretary
Stanley

Dear Sir
Memorandum No 5 SFC

Enclosed is a copy of
Memorandum No 4 SFC
I agree with the suggestion of
£4 per month to the Stanley
handlady.

Memorandum No 6 SFC

I hesitate to argue with the S.P.W
about buildings. However this
is the first time I have ever heard that
a building had to be knocked down
and spread out before it could be
surveyed. I am afraid I do not agree
with your suggestion. I consider the

4143

building should, and ² could, be surveyed
at Ajax. If the survey is satisfactory
knock it down and remove in Stanley,
if not endeavor to sell on site a Ajax.

Yours
faithfully



(A. B. Manly)



11 SEP 1963
11
44
The Acting Col. Secretary,
Secretariat,
Stanley.

SAN CARLOS
FALKLAND ISLANDS
SOUTH AMERICA.

Your ref: 2067.

9th Sept., 1963.

Dear Les,

38

Thank you for your letter written in answer to mine of August 14th. I appreciate your trouble in writing to me so fully on this question. Allow me to say at the onset that I quite appreciate the situation with regard to the Government housing, and I would be quite prepared to endorse any Government policy which would ensure that we would be getting an adequate house or houses from the source under discussion.

I note that the majority of members of S.F.C. agree with the proposal and therefore the Supt. of Works will be able to proceed with his plan. I am afraid I am not in agreement on this question, but it would appear that we must agree to differ. I hope that my fears are proved wrong and that Government will find that they have in the end a sound worthwhile building. From reports that I have heard about the other houses dismantled on the Ajax Bay site, I would think that there will be a lot of repair work necessary to this house especially when one considers that for four to five months of the year it only receives a maximum of three to four hours of sunlight per day and that it has been erected on an extremely damp site.

read

I have your remarks with regard to the costs of erecting new buildings and cannot help thinking that your source of information (Crown Agents ?) on which your estimates are based, is a very costly one. I know that the FOB UK cost of the bungalow recently erected for the Chief Engineer of RMS Darwin was less than £1000 and am sure if the Supt. of Works contacted the Works Manager of the Falkland Islands Company, he could obtain similar estimates both for buildings prefabricated in England or made up locally. You say that the building would have to be "prefabricated in Britain of course." I cannot understand why Government cannot deal with local firms instead of always having to send money out of the Colony

From my own experience, I have recently had erected

erected.../

a two storied, four bedoomed dwelling house at Port Sussex, in which I would be happy to live myself, for less than \$4000 complete. This building was prefabricated by Messrs William Harbrows Ltd of Bermondsey, London.

I do not think anything more is to be gained by discussing this matter any further - I am only one voice on the Committee and as the others agree Government had better proceed as planned. I only hope that it does not result in us having shipped in a white elephant.

Before closing the subject I would be grateful if you would inform the Supt. of Works to inform me as soon as possible what supplies, if any, he is going to require from this station and when he will want them.

My shepherd at Wreck Point (who incidentally also looks after the Ajax Bay site for the Receiver) will be extremely busy from now on, and will not be able to supply mutton etc. at a moment's notice. The living accommodation and galley etc. is getting in pretty poor shape now and also there is no running water of any description. I think the Supt. would be well advised to visit the site with whoever is to be in charge of the gang to what will need to be done to the quarters to make them habitable if it is their intention to use them.

It has occurred to me that it might be more practical to make use of the Philomel, I am sure accommodation could be arranged for the carpenters aboard her and the crew could assist with the dismantling and getting the sections onto the vessel. Also if there was any question of their requiring supplies, mutton etc. they would have a vessel with which they could keep in touch with the settlement here.

I turn now to your two memoranda recently received:

Ref:0936/D . Date: 3rd Sept. 1963.

Memo NO. 7/63. Loan to Mr T.Dobbins.

I have given this loan very careful thought, and really, though I fully appreciate the rather regrettable situation that now exists in Stanley with regard to bread

bread.../

supplies, I do not feel it would be wise for Government to enter into this loan agreement without very careful consideration. At the repayment rate suggested the loan will take 10 years to pay off and even if it were paid off at a rate of £20-. per month, it would take at least four years.

I have made some enquiries about Dobbyns and find that he is considered a hard worker but is also a hard drinker and generally short of cash. These reports may be entirely incorrect and perhaps you have better sources of information. However, on what sources I have to hand, I cannot feel that it is right that £1100. of the taxpayers' money should be lent without any real security. If Dobbyns could produce two backers for his bakery venture, who would stand surety for him in case of failure etc. I might be persuaded to change my mind.

Ref: 0936/E. Date: 30th August, 1963.

Memo. No 8/63. Loan to Mr C. MacLeod.

I cannot say that I view this loan with approval. In our present financial position I would not have thought Government could afford to set itself up as a hire-purchase society. If the precedent suggested here is established, Government is laying itself open to all manner of requests from officers and the general public for aid to purchase other types of expensive consumer goods. It would appear that the official view of the Treasury is one of approval but I cannot feel that it is in the taxpayer's best interest for a precedent to be created for loans of this description.

MacLeod is earning good money (£890. per annum) if he really wishes to buy the car, can he not enter into some agreement with the Estate ~~Laus~~ Williams regarding his purchase? I would have thought that at his rate of pay he should at least have been able to save about half the value of the vehicle before asking for a loan in any case.

Yours Sincerely,

Christopher Bone

Add H.
11/9/63

A. P. W. has seen p. 2. about supplies
and will phone Mr. Brown to make
suitable arrangements.

L.C.

19.8.63

P.A.

BUS 304163

P.A.

Ref.....

46 47



POWER & ELECTRICAL DEPARTMENT,

STANLEY,

FALKLAND ISLANDS.

15th September 1965

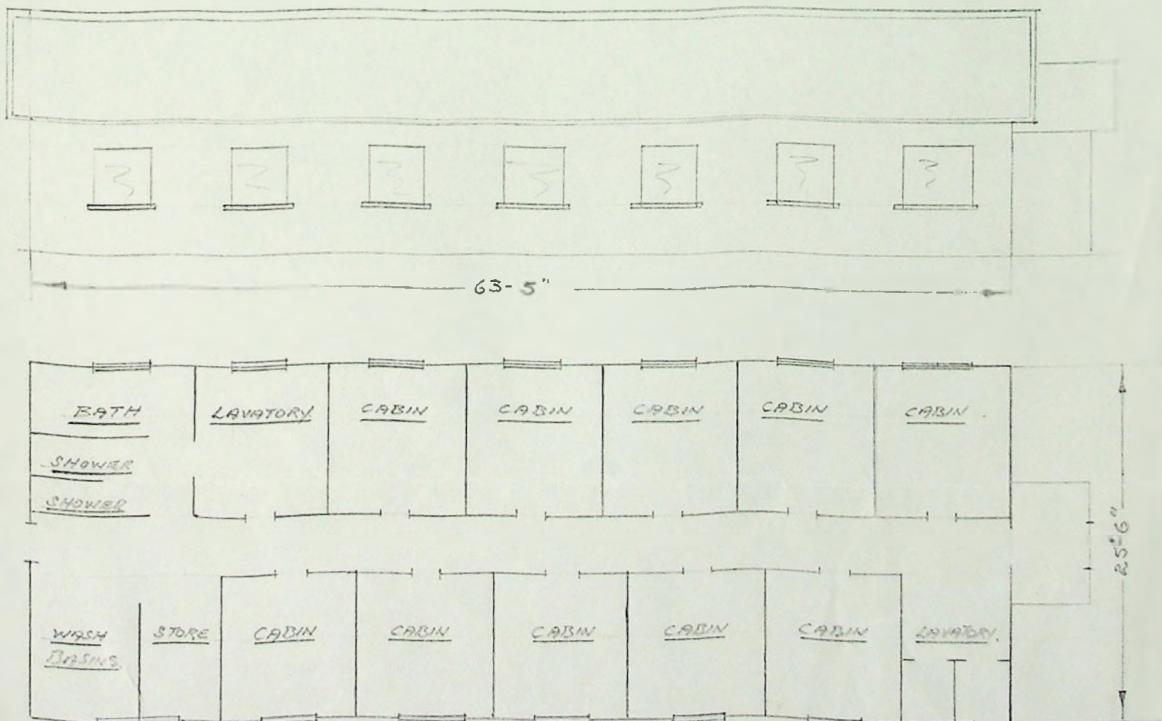
cs. in ditto
please
✓/A 28/9
D1

C.S.

Ajax Bay Billets.

You may or may not be aware that there are three billets two of which are in fair condition still at Ajax Bay. I mention this as it occurred to me that they might be useful if re-erected in Stanley. The previous Governor asked me to hold on to them with that in view. I did advertise them for sale at one time and had some offers, £300 each I believe. I mentioned them to Alan Rogers who already knew of them, he thought the cost of dismantling and re-erection would be prohibitive but said he would keep them in mind. It does seem a pity I thought to see them perhaps deteriorate possibly reaching the stage when they are worthless. You might wish to keep in mind.

A handwritten signature in black ink, appearing to read "R. Buttig" or a similar variation.



Not drawn to scale.

48.

Recs.

Ch. did Mr. G.R. B.
make a report
on his recent
visit to Agassiz Bay
please?

See. 47. on file 2067.

6/6
9/12/65

These bills may be an argument
points when we come to settle the
Agassiz Bay site with G.R. Bonner. We may
be able to offer them in lieu of compensation.

However the new point is that
a new lease of the Agassiz Bay site must
be arranged. As you know the frozen company
has finally forced us.

When G.R. B. comes back please advise
with him to continue to lease the site on
the existing basis on a yearly basis until
we have had time to sort it all out properly.

5/1. 5/10

to Mr. Morrison
BD 11.10.65

Referred to 0588/16

69

Spoken to Mr. Bonner. He agrees to the above

W. P. R.
11.10.65

6/6. 21/10/65 15/11/65

Ref.

50

Power & Electrical Department,

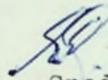
Stanley,

Falkland Islands.

19

C.S.

Attached is a copy of a letter I sent to Mr Mortimer in reply to the telegram, also attached, that I showed you on Saturday. I trust the text of the reply was in order.


Sped
13-12-65.

file. LSK/DSR

SP
B/n

S.I.
C.S.

26/11/17/5

S1

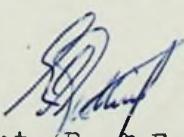
14

I visited the Freezer Buildings at Ajax Bay on Tuesday the 23rd. of November, calling there on board M.V. Philomel. The purpose of the visit as previously suggested to you was to remove certain items of electrical switchgear, not forming part of the main plant, that I considered might be useful to Government, having in mind materials that might be required for supplying the projected ESRO substation.

With the aid of the crew of the Philomel I removed two 300 amp fuse and switchboards and many smaller distribution boards, all useful and costly to purchase new. Several motor starters, heavy cabling in short lengths for connecting to main generators, (new costing 10 to 15 shillings per foot), and many minor items including, taps, stocks, dies, white metal, drills, sulphuric acid, lime, connectors, micro switches and linseed oil. I also dismantled and brought in four 4 H.P. electrically driven water pumps. (these latter items might be considered part of the plant.

The general condition of the Freezer buildings is fair although the main double door of the generator house has disintegrated and there were signs of vandalism inside. All of the large 300 amp porcelain fuse holders, nine in number, value about £3 to £4 each had been deliberately smashed by a pickaxe, it was these holders I was mostly interested in acquiring. The four water pumps brought in, I have no immediate use for but as they too were exposed I thought it wise to remove them in case they suffered the same fate as the fuseholders by having their cast iron casings smashed, one already had been partly disassembled with the obvious intention of subsequent removal.

Thought might be given to the removal for Government purposes of the three barrack blocks, used to house the single employees, or if Government has no need for them they might be offered for sale. Two are in fair condition, one is very poor but might be cannibalised to make good the other two.

Supt./P. A.E. Dept.
10th December 65.


Spw.

52

This he will inform you
especially folio 5.

Please discuss with SPE &
have a look at Ajax Bay yourself
& see what you think should & can be
done with the remains of the corpse.

S. D.

26/1

No. PWD 050

MEMORANDUM

14/7/5

53

9th March, 1966

It is requested that, in any reference to this memorandum the above number and date should be quoted.

From: Superintendent of Works,
P.W.D.

To: The Colonial Secretary,

STANLEY.

Stanley, Falkland Islands.

W.
15/3.

SUBJECT:-

Ajax Bay.

I had a look at the remaining buildings at Ajax Bay on Tuesday February 8th, 1966.

There are two wooden huttet type buildings 63'0" x 25'3" each which are in a fairly sound condition and capable of withstanding re-erection if need be.

The remainder of the ancilliary buildings are not worth removal to new sites.

The buildings concerned directly with the freezing factory are "type design" for their specific role and are in a fairly sound condition.

Shay

Supt. of Works.

c.l. Do you wish to take further action on 48 at this stage?

No. 66. 15/5/66
Supt. of Works.

11.3.66
P2