

To His Excellency Sir Patrick Renison, Knight
 Commander of the most distinguished order of Saint
 Michael and Saint George, Governor and Commander in
 and over the Colony of British Guiana, Vice Admiral
 of the same &c. &c. &c.

The following report on the activities of the Central
 Housing and Planning Authority for the year 1956 is submitted.

MEMBERS

The following persons served as members of the Authority
 during the period.

Commissioner of Housing, Chairman
 Miss Gertie Collins M.L.C.
 Mr. Carl Mc Cowan,
 The Mayor of Georgetown.
 The Mayor of New Amsterdam (Statutory Member)
 Mr. G.A.R. Farquharson, Director of Public Works.
 Mr. C.L. Kranenburg, Accountant General.
 Mr. C.C. Bristol
 Mr. M. Karmalie
 Mr. J.H. Pollydore

MEETINGS

Nine meetings were held.

STAFF

The staff which is shown under Head VI, Central Housing
 and Planning Authority of the annually recurrent estimates was supple-
 mented by that shown under Head IX - Housing of the Development Esti-
 mates.

| <u>Development Estimates</u> | <u>Central Housing and Planning Authority</u> |
|--|---|
| 1. Rural & Urban Housing | Chief Clerk |
| (1) Personal Emoluments | Assistant Accountant |
| (1) Commissioner of Housing. | Senior Surveyor |
| (2) Principal Administrative Officer. | Draughtsman |
| (3) Accountant | Senior Assistant Draughtsman |
| (4) Assistant Accountant | Clerical Establishment |
| (5) 2 Class I Clerks | Building Inspector |
| (6) Class II Clerk | 2 Housing Supervisors |
| (7) Senior Clerical Assistant | 5 Drawing Office Assistants. |
| (8) 2 Clerical Assistants | |
| (9) 2 Architects | |
| (10) Chief Draughtsman | |
| (11) 2 Assistant Draughtsmen | |
| (12) Planning Officer | |
| (13) Chief Planning Assistant | |
| (14) Housing Officer | |
| (15) Quantity Surveyor | |
| (16) Engineer | |

Development
Estimates

Central Housing and
Planning Authority.

Field Staff

- (17) Chief Building Inspector
- (18) Self-Help Organiser
- (19) Surveyor
- (20) 5 Community Organisers
- (21) Estate Manager
- (22) Assistant Organiser
- (23) 3 Rent Collectors
- (24) 2 Women Housing Officers
- (25) 20 Community Foremen
- (26) 2 Messengers

Additional Temporary Staff

- (27) Clerical and Accounting Officers
- (28) Technical Staff (7)
- (28) Technical Staff (7)
- (29) Field Staff
- (30) Maintenance Staff
- (31) Purchasing Section (6)

GREATER GEORGETOWN PLAN:

Two amendments to this plan were approved by the Central Housing and Planning Authority during the year and they were submitted for the approval of the Governor-in-Council. No reply has been received in connection with these amendments. They are :-

- i. A proposal for the control of density by a floor space index in a portion of the Central area of Georgetown.
- ii. A proposal for integrating the residential area zoned for lower, middle and upper income groups, respectively.

A civic survey of Greater Georgetown was commenced and the following maps prepared:

- (i) Land use.
- (ii) Distribution of schools.
- (iii) Sewerage and sewage disposal.
- (iv) Water Supply.
- (v) Electricity.
- (vi) Communications
- (vii) Open Space
- (viii) Land owned by Government
- (ix) Storm Drainage.

DEVELOPMENT CONTROL:

Thirteen hundred and fifteen applications were examined for development control under the Greater Georgetown Plan. These applications were considered at 21 meetings of the Building Applications Committee of the Central Housing and Planning Authority. Details are as follows:

APPLICATIONS FOR DEVELOPMENT:

| | Approved | Permissions refused. |
|---|-------------|-------------------------|
| (a) Residential Buildings... | 956 | |
| (b) Residential and Commercial Buildings ... | 65 | |
| (c) Commercial Buildings ... | 18 | |
| (d) Residential and Industrial Buildings ... | 11 | |
| (e) Industrial Buildings ... | 11 | |
| (f) Public and Institutional Buildings ... | 19 | |
| | <hr/> | |
| | 1080 | 55 |
| Subdivision of Lots ... | 69 | 23 |
| Trade Licences, permissions to use premises and permissions in principle. ... | 62 | 26 |
| | <hr/> | <hr/> |
| | 1211 | 104 |
| | <hr/> <hr/> | <hr/> <hr/> |
| TOTAL..... | 1,315 | |

Several applicants availed themselves of the technical advice freely offered by the department on town and country planning.

PLANNING SURVEYS:

Planning surveys were completed for the following places:-

- i. Phoenix Park in connection with a plot of land acquired for residential development
- ii. Bartica with regard to a potable water supply scheme.
- iii. Anna Regina in connection with a residential site layout for the Land Settlement Department.
- iv. The 1951 Fire Area - Georgetown for redevelopment proposals.
- v. St. Philip's Green for the preservation of the remaining portions of open space, the planning of a new secondary school, and the preservation of the amenities around St. Philip's Church.

/...vi.

- vi. Hague Backlands for the purpose of reporting on the suitability of a new settlement for occupants; and for considering the likelihood of improved development at the existing settlement.
- vii. A reconnaissance survey of the market town at Charity and Amazon, Pomeroun River for the purpose of a new town plan.
- viii. Wismar and Christianburg for the purpose of preparing a plan for a new neighbourhood to accommodate about 3,000 persons.
- ix. Thomas Lands for preparing drawings and submitting structural and hydrographic data to the Architects commissioned to design a modern tourist hotel for Georgetown.

Planning surveys were commenced at Lodge Village with respect to projecting new extensions to Norton and Bent Streets. Surveys were also commenced at Kitty Village for ascertaining what lands should be retained for road widening prior to the disposal of lands owned by the Transport and Harbours Department to private occupants.

REPORTS:

The following reports were prepared.

- i. Interim Report on the siting of civic and cultural buildings in Georgetown.
- ii. A report on proposals for the control of density in Central Georgetown.
- iii. A report on proposals for integrating residential development in Greater Georgetown.

RESIDENTIAL SITE LAYOUTS:

The following lay-outs were completed:

| | | | | |
|------------------------------|----|-----|----------|--------|
| Springlands (Revised Scheme) | .. | 68 | dwelling | units. |
| Lodge (Revised proposals) | .. | 30 | " | " |
| Ruimveldt | .. | 364 | " | " |
| La Penitence | .. | 653 | " | " |
| Wismar (Preliminary Scheme) | .. | 51 | | |
| Beterverwagting | .. | 252 | | |
| | | | 1418 | " |

Public Works Department:

| | | | |
|-----------|----|----|----|
| Mon Repos | .. | .. | 34 |
|-----------|----|----|----|

Land Settlement Department:

| | | | |
|-------------|----|----|-----|
| Anna Regina | .. | .. | 95 |
| Lima | | | 92 |
| | | | 187 |

B.G. Rice Development Company:

| | | | |
|-------------|----|----|-------|
| Anna Regina | .. | .. | 8 |
| | | | 1,647 |

LAING AVENUE FLATS:

At the beginning of the year the 231 apartments were all occupied. During the year two tenants were transferred to other apartments within the Estate, one tenancy was changed, ten tenants vacated and ten new tenants moved in. At the end of the year 218 tenancies were undisturbed.

COMMUNITY WORK:

Social and recreational activities were promoted and provided for the residents. These took the form of concerts and dances sponsored by the Laing Avenue Sports Club. Film shows were organised by the Government Information Services monthly and the Militia Band held concerts bimonthly.

The Co-operative Thrift and Credit Society continued to grow in membership as well as financially and served its members.

The Girls' Club which was formed during 1955 as a branch of the Catholic Youth Organisation continued its activities. The Y.M.C.A. with headquarters in Albouystown continued to provide recreational facilities.

Sunday School Classes were run by three religious denominations viz: The Christian Brethren Church, the Pilgrim Holiness Church and the Roman Catholic Church.

The Clinic which is run under the Infant Welfare and Maternity League continued to serve expectant mothers and babies not only of Laing Avenue but also of the nearby estates.

A bus service linking the estate with Georgetown was put into operation. A bus leaves the estate every half hour.

MAINTENANCE:

The fencing of the last four blocks of flats which was commenced during 1955 has not yet been completed. In order to relieve traffic congestion, the widening of the Avenue to provide a footpath was commenced. Opportunity was also taken to recondition the fences which were pushed back. Considerable repairs were done to the roofs of nine blocks of flats and painting on four blocks of flats was carried out.

Fire hydrants were put down to supplement the fire fighting equipment of the estate.

A Maintenance Office was built in order to facilitate the work of the management of the estate. General repairs were carried out to keep the apartments in a habitable condition.

STAFF:

Mr. J. Storey performed the duties of Estate Manager. Mr. O.P. Sinclair was appointed to the new post of Ranger vice Mr. E. Clarke who was transferred to New Amsterdam. Mrs. C. Fraser, a Woman Housing Officer was assigned to the estate to investigate matters connected with tenancy of the apartments. Mr. J. Reis, performed the duties of Rent Collector.

WORTMANVILLE ESTATE:TENANCIES:

At the beginning of the year the 48 apartments were all occupied. During the year one tenant vacated and one new tenant moved into the Estate.

COMMUNITY WORK:

Tenants shared the social and community services of Georgetown.

MAINTENANCE:

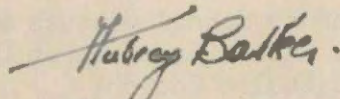
New clothes lines and a fence were put up on the Western side. The vats were sold and removed thereby providing more yard space.

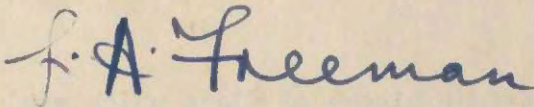
General repairs were carried out to keep the apartments in a habitable condition.

STATISTICS;

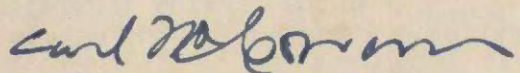
Statistics showing the numbers of houses built in both urban and rural areas are shown in the appendices.

The report of the Director of Audit is attached.


Chairman



Secretary


Member

Report of the Director of Audit on the Accounts of the
Central Housing and Planning Authority for the year 1956.

Audit Certificate

The attached account has been examined. I have obtained all the information and explanations that I have required, and I certify, as a result of this Audit, that, in my opinion, the account is correct, subject to the observations contained in my Report dated 11th February, 1959.

D.W. Jones
Director of Audit.
12th February, 1959.

Report of the Director of Audit on the Accounts of
the Central Housing and Planning Authority for the year 1956

As certified thereon, the books and accounts of the Central Housing and Planning Authority have been examined for the year ended 31st December, 1956.

Revenue Account

2. Laing Avenue Flats

- (1) The amount of \$29,124.66 shown as rents collected has been overstated by \$27.00
- (2) The amount of \$9694.00, being arrears rent has been understated by \$49.50.
- (3) Prepaid Rent of \$42.00 has been understated by \$1.00.
- (4) As a result of (1) - (3) the amount of \$7104.72 carried to the Housing Repairs Account has been understated by \$3.21 and the balance \$17,429.77 transferred to the Deficit Account has been understated by \$18.29.
- (5) Amounts totalling \$277.15, being 1955 expenditure have been included in the 1956 accounts while \$35.77, expenditure for 1956, has been paid in 1957.

Housing Repairs Account

3. Repairs and Maintenance Account

- (1) Wages totalling \$792.14 for 1955 has been included in the 1956 accounts while payments of \$690.12 in 1957 were omitted from the accounts for 1956.
- (2) The account includes amounts for the cost of labour and the supply of materials by private individuals which have not been charged to the tenants' accounts. Cost of materials used for replacements and minor services done by the Authority, though charged to the tenants, has not been reflected in this Account.
- (3) The balance of \$19,281.51 has been overstated by \$3.21

Balance Sheet

Liabilities

4. Rents Paid in Advance

Laing Avenue Flats. \$42.00 should be \$43.00

5. Surplus and Deficit Account - \$68,421.88

This amount has been understated by \$18.29.

Assets.

6. Outstanding Rents.

(a) 1954 and 1955 Laing Avenue Flats

Due to compensating errors in the Revenue Account the balances at 1954 and 1955 should be \$338.46 and \$1272.42 respectively.

(b) 1956

The amount of \$9694.12 has been understated by \$22.50.

7. Housing Repairs.

The amount of \$19,281.51 has been overstated by \$3.21.

8. Stoves-in-Stock - \$1271.32

It was not possible to verify the existence of stoves to the above value, as bin cards and documents are in possession of the Police.

9. Sundry Debtors - (Stoves). - \$3230.29

This does not agree with the total of the supporting list - \$3252.59.

D.W. Jones

Director of Audit.

11th February, 1959.

Central Housing and Planning Authority, Balance Sheet as at 31st December, 1956.

1199

| <u>Liabilities</u> | | | <u>Assets</u> | |
|---|------------------|---------------------|--------------------------------------|-------------------|
| Financial Secretary Loan Account | | \$106,556.20 | Wortmanville Housing Scheme | |
| <u>1957 Rents Paid in Advance</u> | | | Buildings and Erections | \$111,534.91 |
| Wortmanville Housing Scheme | \$56.00 | | Incorporated Trustees of the Diocese | |
| Laing Avenue Flats | <u>42.00</u> | 98.00 | of Guiana | 1,927.16 |
| Accumulated Surplus and Deficit Account | 50,992.11 | | Housing Repairs | 19,281.51 |
| Add Surplus as per Revenue Account | <u>17,429.77</u> | 68,421.88 | <u>Outstanding Rents 1954:</u> | |
| Refund of Rent | | 8.00 | Wortmanville Housing Scheme | \$79.50 |
| | | | Laing Avenue Flats | <u>329.46</u> |
| | | | <u>Outstanding Rents 1955:</u> | |
| | | | Wortmanville Housing Scheme | 50.00 |
| | | | Laing Avenue Flats | <u>1,254.42</u> |
| | | | <u>Outstanding Rents 1956:</u> | |
| | | | Wortmanville Housing Scheme | 660.00 |
| | | | Laing Avenue Flats | <u>9,694.12</u> |
| | | | Interest on Rates & Taxes | 57.73 |
| | | | Stoves-in-Stock | 1,271.32 |
| | | | Sundry Debtors (Stoves) | 3,230.29 |
| | | | Cash at Bank | 25,713.66 |
| | | | | |
| | | <u>\$175,084.08</u> | | <u>175,084.08</u> |

Examined

D. W. Jones

Director of Audit

Central Housing and Planning Authority

Chairman E. H. Barrow.....
 Member C. Kranenburg.....
 Secretary L. A. Freeman.....

Dated this 13th day of January, 1958.

Central Housing and Planning Authority Revenue Account for the 31st December, 1956.

Wortmanville Housing Scheme:

| | |
|--------------------|-------------|
| To Rates and Taxes | \$ 1,710.00 |
| " Insurance | 750.00 |
| " Lease | 400.00 |

Laing Avenue Flats:

| | |
|----------------------------|----------|
| To Insurance | 2,149.08 |
| " Miscellaneous | 29.33 |
| " Garbage Disposal | 1,036.10 |
| " Street Lighting | 989.32 |
| " Water Supply | 4,662.14 |
| " La Penitence Maintenance | |
| Office and Bond Cleaning | 12.50 |
| " Levying | 1.98 |

To Housing Repairs Account

(15% of Rents Collectible 1956)

| | | |
|---|-----------------|-----------|
| Wortmanville Housing Scheme | \$1,288.20 | |
| Laing Avenue Flats | <u>5,816.52</u> | 7,104.72 |
| To Deficit on 1955 Housing Repairs Account | | 11,099.84 |
| To Accumulated Surplus and Deficit Account, Balance Transferred | | 17,429.77 |

\$ 47,374.78

Wortmanville Housing Scheme:

| | | | |
|--------------------|------------|---------------|----------|
| By Rents Collected | | \$7,984.00 | |
| Add Arrears Rent | \$660: | | |
| Less Prepaid Rent | <u>56:</u> | <u>604.00</u> | 8,588.00 |

Laing Avenue Flats:

| | | | |
|-----------------------------|--------------|-----------------|-----------|
| By Rents Collected | | 29,124.66 | |
| Add Arrears Rent | \$9,694.12 | | |
| Less Prepaid Rent | <u>42.00</u> | <u>9,652.12</u> | 38,776.78 |
| By Suspense Account (Rents) | | | 10.00 |

\$47,374.78

Central Housing Repairs Account for the 31st December, 1956

| | | | | |
|------------------------------------|-----------------|--------------|--------------------------------------|-------------|
| To Balance | Brought Forward | 11,099.84 | By Contribution from Revenue Account | \$ 7,104.72 |
| To Repairs & M'tce, Wortmanville | \$ 6,113.88 | | " Revenue Account (Deficit on 1955) | 11,099.84 |
| To Repairs & M'tce, Laing Avenue | 20,365.66 | | " Balance | 19,281.51 |
| | <hr/> | | | |
| | 26,479.54 | | | |
| Less General Repairs, Laing Avenue | 93.31 | 26,386.23 | | |
| | <hr/> | | | |
| | | <hr/> | | |
| | | \$ 37,486.07 | | <hr/> |
| | | <hr/> | | <hr/> |
| | | | | 37,486.07 |
| | | | | <hr/> |
| | | | | <hr/> |