

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.

In accordance with the provisions of Section
 49 of the Housing Ordinance, Chapter 182, the following
 report upon the administration of the Central Housing
 and Planning Authority for the year ended 31st December,
 1955, is submitted.

At the beginning of 1955, the members of the
 Central Housing and Planning Authority were:-

Mr. L. Mawson, Commissioner of Housing, Chairman.
 Miss Gertie Collins, M.L.C.
 Mr. G.A.R. Farquharson.
 Mr. Carl McCowan.
 Mr. C.C. Bristol.
 The Mayor of Georgetown.
 The Mayor of New Amsterdam.
 Mr. C.L. Kranenburg,
 Mr. H.C. Hugh, F.R.C.S.,
 Mr. C.H. Pollydore,
 Mr. M. Karmalie.

MEETINGS:

Seventeen meetings were held during the year.

STAFF:

As in 1954 staff shown in the annual recurrent
 estimates under Central Housing and Planning Authority
 and supplemented by those under Head IX: Housing -
 Development Estimates were used to carry out the work of
 the Housing Department. Provision was as follows:

VI - Central Housing and Planning Authority:	IX - Development Estimates.
1 Administrative Assistant	1 Commissioner of Housing.
1 Assistant Accountant	1 Principal Administrative Officer.
1 Senior Surveyor	1 Accountant
1 Draughtsman	2 Class I Clerks
1 Senior Asst. Draughtsman.	1 Class II Clerk
Clerical Establishment (7)	1 Senior Clerical Assistant
1 Building Inspector	2 Clerical Assistants
2 Housing Supervisors	2 Architects.
5 Drawing Office Assistants	1 Chief Draughtsman
1 Messenger	2 Assistant Draughtsmen.

IX - Development Estimates (cont'd)

1 Planning Officer
 1 Housing Officer
 1 Executive Engineer
 1 Quantity Surveyor

Field Staff

- 1 Self-Help Organiser
- 1 Surveyor
- 5 Community Organisers
- 1 Estate Manager
- 1 Assistant Organiser
- 1 Rent Collector
- 2 Woman Housing Officers
- 20 Community Foremen.

GREATER GEORGETOWN PLAN

The report and draft scheme for development of the Greater Georgetown Area defining the urban area and green belt received some amendments to its residential zoning. Residential site layout plans in respect of undeveloped land in the urban area were approved for the construction of 1,414 working class houses in the undermentioned locations :-

Campbellville	200
Lodge	262
Ruimveldt	932
La Penitence	118

A land use survey was commenced and an up-to-date land use map prepared, in order that future layouts may be integrated with existing development.

PLANNING SURVEYS:

Planning Surveys have been completed for the following villages :-

- (i) Cumberland;
- (ii) Beterverwagting-Triumph;
- (iii) No. 79, Corentyne;
- (iv) Golden Grove-Nabaclis;
- (v) Cane Grove;
- (vi) Reliance to Anna Regina;
- (vii) Hibernai.

Some of this work was done at the request of Village Councils who are seeking planning advice on the future development of their villages. Although this is most encouraging, the demand for such advice far exceeds the department's capacity to survey the villages and provide plans.

TOWN PLANS:

Preliminary surveys and studies were completed for the purpose of preparing the following:

- (i) New plan of Lethem on the British Guiana-Brazilian border;
- (ii) Extension of the town of New Amsterdam;
- (iii) Extension of the town of Bartica.

The preparation of detailed plans is still in progress but preliminary layouts were prepared in order to permit urgent interim development.

RESIDENTIAL SITE LAYOUTS :

The following layouts were completed:

Campbellville	200 dwelling units
Lodge	282
Government Officers' Quarters, D'Urban Park	17
Good Success, Wakenaar	30
Lancaster	51
Blygezicht	72
Ruimveldt	932
Springlands	72
Bartica	92

Public Works Department :

Leonora	15
Lethem	79
Lot 64	14

Land Settlement :

Cane Grove	31
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Sugar Industry Labour Welfare Fund :

Ruimveldt	118
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SLUM CLEARANCE

On account of the acute housing shortage the decision to suspend slum clearance until there was substantial increase in housing accommodation continued. Despite this, there are houses which have been declared unfit for human habitation and on which closing orders have been placed by the Local Authority. When premises are vacated by tenants re-occupation will be prevented.

La Penitence Scheme :

The 100 Costello Houses which were built by a contractor and the prototype were sold to applicants who were in receipt of incomes not exceeding \$200 per month.

56 Walker type apartments and 14 cottages were completed and occupied.

Accommodation was given to 171 families.

Campbellville.

Contracts were awarded for the construction of 200 houses for working class families in a portion of Section "M" Campbellville.

Maintenance works and metalling of roads continued in all other sections.

FINANCE :

Funds approved for the Housing Programme in January 1954, proved to be inadequate to meet the target of 4,500 houses set by the Housing Advisers and had to be revised. Approval was however, not obtained for the revised expenditure of \$12,278,000:

/until.....

until September, 1955. This involved increases in capital as well as administrative expenses, and the number of staff was increased to 154. Although supplementary estimates for increases in both capital and other expenses were approved in November, 1955, authority to spend was granted too late in the year to be effective. Recruiting of extra staff had therefore to await action in 1956.

EXPENDITURE:

There has been no change in the financial policy outlined in the 1954 Report on which the housing programme is based prior to the departure of the Housing Advisers.

The cost of additional staff over the figure reflected on the annually recurrent estimates continues to be borne jointly by Colonial Development and Welfare Grant and British Guiana Revenue. All capital expenditure on purchase and development of land and house construction has been borne equally between C.D. and W. Grant and Loan Expenditure. Total actual expenditure during 1955 is set out in the attached schedule.

1955

LAING AVENUE FLATS:

At the beginning of the year all of the 231 apartments were occupied. During the year 38 tenants were transferred to other apartments outside and within the Estate, 19 tenants bought houses built by Government and moved into them, 18 tenants vacated for various other reasons and 54 new tenants moved into Laing Avenue. At the end of the year 172 tenants were occupying the apartments which were originally allocated them.

COMMUNITY WORK:

Social and recreational activities were provided for the residents. These took the form of concerts, a fair and fete and parties sponsored by the Laing Avenue Sports Club. Cinema shows were put on by the Government Information Services. The British Guiana Militia Band provided music bimonthly.

A Co-operative Thrift and Credit Society was formed and at the end of the year its membership included over 100 persons living on the Estate.

A branch of the Catholic Youth Organisation in the form of a Girls Club was formed from among the children of the residents. The Young Men's Christian Association provided out-door recreation for young men and boys. A Boy's Brigade Company was also formed.

Two Sunday School Class were run, one each by the Christian Bretheren Church and the other by the Roman Catholic Church.

One apartment was converted into a Clinic for mothers and babies for the Infant Welfare and Maternity League with quarters for a resident midwife.

A public telephone booth and a post box were installed in the Estate.

MAINTENANCE;

The fencing of the last four blocks of flats was commenced and general repairs were carried out to keep the apartments in a habitable condition.

STAFF:

Mr. J. Storey was appointed to the vacant post of Estate Manager, his duties comprising among others, the supervision of all maintenance work. Mr. E. Clarke, a resident carried out the duties of Ranger. Mrs. C. Fraser, a Woman Housing Officer was assigned to investigate problems connected with tenancy of the apartments. Mr. J. Reis, Rent Collector, was assigned to this Estate in addition to his duties on other estates.

WORTMANVILLE:

At the beginning of the year the 48 apartments were all occupied. During the year two tenancies were terminated, five tenants purchased houses built by the department and moved into them, seven tenants were transferred to apartments within and outside of the Estate and thirteen new tenants were given accommodation in the Estate.

COMMUNITY WORK:

Tenants shared the social and community services of Georgetown.

MAINTENANCE:

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

In order to meet rising maintenance costs (including increased rates and taxes) the rents on the 48 apartments which were fixed during 1946 at \$10 and \$12 for lower and upper apartments respectively were increased to \$14; and \$16. These rents are not economic rents and are lower than those charged for apartments with fewer amenities on other housing estates.

No portion of capital and interest on the loan which was made to construct these apartments since 1946 has been repaid.

StatisticsBuilding applications

Thirteen hundred and seventy-four applications were examined for development control and reported on. These applications were considered at twenty-two meetings of the Building Applications Committee of the Central Housing and Planning Authority. Details are as follows:-

(a)	Residential buildings	1016
(b)	Residential and commercial buildings	33
(c)	Commercial buildings	53
(d)	Industrial buildings	34
(e)	Public and institutional buildings	43
		<hr/>
		1179
	Subdivision of lots	91
	Trade licences, permissions to use premises and permissions in principle	104
		<hr/>
		1374
		<hr/>

Of the total number of building applications received only eighty-six were rejected. This is indicative that developers have grasped the requirements of the Greater Georgetown Plan and proposals are now less in conflict. Several applicants took advantage of preliminary advice freely offered by the department.

Other statistics showing the numbers of houses built in both urban and rural areas and a schedule of special building applications referred for consideration of the whole Central Authority are shown in the appendices.

The report of the Director of Audit is attached hereto.

Hubert Barker
Chairman

James ...
Member

R.A. Freeman

Secretary

APPENDIX III

Special Building Applications 1955.

S.S.M. Insanally	Subdivision of $W\frac{1}{2}$ lot 22 John and Norton Streets, Newburg.
Nagoshwar Sharma	Subdivision of lot 200 Barr Street, Kitty.
F. Yong Kong	Enlarging business premises at Cummings Street.
T. Lee	Use of building at lot 344 Middle Street as drug store.
J.A. De Souza	Subdivision of $N\frac{1}{2}$ lot 339 S. Cummingsburg.
Mohamed Yassin	Subdivision of $N\frac{1}{2}$ lot 11 Camp and Norton Streets.
Ursula M. Dias	Subdivision of $E\frac{1}{2}$ lot 30 Norton Street, Newburg.
E.D'Oliveira & Sons	Subdivision of $S\frac{1}{2}$ lot 2, George and Norton Streets, Newburg.
P.N. Welch & Sons	Subdivision of lot 27 Forshaw Street, Queenstown.
Hubert Chang	Sub-division of 27, Charlestown.
A.E. Mortley & Sons	Sub-division of $S\frac{1}{2}$ lot 148 Cooper Street, Albouystown.
Hari Prashad	Subdivision of lot 96, Laluni Street.
J.E. Chow	Use of building at lot 310, East Street, for holding church services.
T. Lee	Using building at 50 Louisa Row and Norton Streets, as a mosque.
A.C. and B.M. Whitehead	Erection of dwelling house at $S\frac{1}{2}$ lot 99 and $S.E.\frac{1}{4}$ lot 114 or part 82 George Street.
Petroleum Marketing Agencies	Erection of gasoline filling station in Water Street, North of Ferreira & Gomes premises.
Esso Standard Oil	Car park east of service station in market Square.
Residents of Croal Street.	Resisting establishing of club at lot 51 Croal Street, Stabroek.
G.F. Messervy	Add two-storey wing to Anglican School Lodge.
Khatoon & Sons	Subdivision of $W\frac{1}{2}$ James and Barr Sts. Albouystown.
Radika Seeram	Subdivision of $E\frac{1}{2}$ lot 12 First & Light Streets, Alberttown.
L. Brathwaite	Subdivision of $S\frac{1}{2}$ lot 146 Crown & Oronoque Streets, Queenstown.
Thomas A. Phillips	Subdivision of $N\frac{1}{2}$ lot 302 Church Street, Queenstown.

Elma V. Schryver	Subdivision of S $\frac{1}{2}$ lot 182 Irving Street, Queenstown.
Director of Public Works	Resiting Medical Stores at Fort Yard, Kingston.
Mary Guthrie	Adding bedroom to building at lot 135, La Penitence.
Albert Gomes	Adding gallery to building at lot 124 Field 7, Bed 10, La Penitence.
J.C. Luck	Siting secondary school, Lodge Housing Estate.
T. Geddes Grant Ltd.	Erection of Store at E $\frac{1}{2}$ Lot 17 Water Street, S. Cummingsburg.
S.R. Wiltshire, & Sons	Garage for vehicles at lot 177, Garnett & James Streets, Albouystown.
Dr. Tallim	Erection of Surgery at E $\frac{1}{2}$ lot 176, Waterloo Street, Georgetown.
D.M. Fernandes, Ltd. to September, 1955.	Erection of shed at E $\frac{1}{2}$ lot 26, Main Street.
Proprietors, Londonburg Hotel.	Erection of hotel at 62 and 63 Main Street, Cummingsburg.
Petroleum Marketing Agencies	Erection of filling station at lots 32 and 33 Robbstown, Georgetown.

HOUSING BALANCE SHEET AS AT 31st DECEMBER, 1955.

Liabilities

Assets

Financial Secretary

Loan Account		\$106,556.20
<u>1956 Rents Paid in Advance:</u>		
Wortmanville Housing Scheme	42. -	
Laing Avenue Flats	36. -	78. -
Surplus as per Housing Revenue a/c.		49,257.36
Accumulated Surplus and Deficit a/c.		1,734.75

Housing Repairs and Maintenance		\$ 11,099.84
Incorporated Trustees of the Church in the Diocese of Guiana		1,952.16

Outstanding Rents 1954:

Wortmanville Housing Scheme	80.50	
Laing Avenue Flats	545.66	626.16

Outstanding Rents 1955:

Wortmanville Housing Scheme	786. -	
Laing Avenue Flats	8,218.26	9,044.26

Buildings and Erections:

Wortmanville Housing Scheme		111,674.91
Stoves in Stock		59.96
Sundry Debtors (for Stoves)		4,707.11
Treasurer		39.50
Cash in Bank		18,462.41

157,626.31

\$157,626.31

CENTRAL HOUSING AND PLANNING AUTHORITY

Chairman E.H. Barrow

Member C.L. Kranenburg

Secretary W.A. Barrow

Examined

Director of Audit.
1957.

Dated this 31st day of May, 1957.

1977

HOUSING REVENUE ACCOUNT FOR THE YEAR ENDING 31st DECEMBER, 1955.

<u>Wortmanville Housing Scheme</u> <u>and Laing Avenue Flats</u>			By Balance b/f	\$ 30,969.34
<u>Rates and Taxes - Wortmanville</u>	\$ 1,710. -		<u>Rents:</u>	
<u>Water Supply - Laing Avenue</u>	5,103.73		Wortmanville Housing Scheme	\$ 7,650.41
Insurance:			Laing Avenue Flats	<u>38,705.49</u>
Wortmanville Housing Scheme	\$ 750. -		Miscellaneous	9.39
Laing Avenue Flats	<u>2,149.08</u>		Refund of Wages	.01
	2,899.08			
Less Profit - Wortmanville	<u>1,462.50</u>	1,436.58		
Lease - Wortmanville		400. -		
Refund of Rents - Laing Avenue		17. -		
<u>Housing Repairs a/c (15% of Rents</u> <u>Collectible 1955).</u>				
Wortmanville Housing Scheme	1,147.56			
Laing Avenue Flats	<u>5,805.82</u>	6,953.38		
Deficit on 1954 Housing Repairs a/c		12,456.59		
To Balance		49,257.36		
		<u>77,334.64</u>		
				<u>77,334.64</u>

HOUSING REPAIRS ACCOUNT FOR THE YEAR ENDING 31st DECEMBER, 1955

To Balance b/f		\$ 12,456.59	By Contribution from Housing	
Repairs, etc.	\$18,098.40		Revenue Account	6,953.38
Less General - Wortmanville	10.64		Deficit on 1954 Account	12,456.59
General - Laing Avenue	<u>34.54</u>	18,053.22	By Balance	11,099.84
		<u>30,509.81</u>		
				<u>30,509.81</u>

Audit Certificate

The books and accounts of the Central Housing and Planning Authority for the year ended 31st December, 1955, have been examined in accordance with Section 49 (1) of the Housing Ordinance, Cap. 182. I certify that in my opinion and subject to the comments contained in the attached report the attached Balance Sheet exhibits a true and fair view of the Authority's affairs as at 31st December, 1955, according to the best of my information and the explanations given to me.

(sgd.) 777
Director of Audit (A.S.)
8th August, 1957.

Report of the Director of Audit
On the Accounts of the Central Housing
and Planning Authority for the year 1955

As certified thereon, the books and accounts of the Central Housing and Planning Authority have been examined for the year ended 31st December, 1955.

Housing Revenue Account:

2. Expenditure totalling \$863.57 has been erroneously excluded from this account.
3. Rents - \$46,355.90. - As the result of several errors which are under correspondence with the Department, there has been a net over-statement of \$7.00 on this item.
4. Water Supply - Laing Avenue - \$5,103.73 - This item has been under-stated by \$13.23.
5. Refund of Rents - Laing Avenue - \$17.00 - This item should correctly have been debited to Rents account.
6. Contribution to Housing Repairs Account - \$6,953.38 - As a result of the comment at paragraphs 3 and 5 above, this item has been over-stated by \$3.60.
7. The account does not include any charges in respect of supervision as provided for in section 2 (iii) of the Second Schedule to the Housing Ordinance, (Cap. 182).
8. No account has been taken at 31st December, 1955, of the outstanding liability in respect of refuse removal and street lighting for the months of November and December, 1955.
9. Balance - \$49,257.36 - As a result of the comments at paragraphs 2 - 6 above, and subject to the comments at paragraphs 7 and 8 this balance has been over-stated by \$880.20.

Housing Repairs Account

10. Contribution from Housing Revenue Account - \$6,953.38 - As indicated at paragraph 6 above this item has been over-stated by \$3.60.
11. Repairs, etc. - \$18,098.40 - (a) As a result of the comments at paragraphs 2 and 4 above this item includes expenditure totalling \$876.80 which would appear to be properly chargeable to the Housing Revenue Account.
 (b) It also includes expenditure totalling \$15.00 in connection with the erection and dismantling of a stage, the propriety of which, as a charge against the funds of the Authority appears doubtful.
12. Balance - \$11,099.84 - As a result of the comments at paragraphs 10 and 11 (a) and subject to the comment at paragraph 11 (b), this balance has been over-stated by \$873.20.

Balance Sheet - (a) Assets

13. Housing Repairs and Maintenance - \$11,099.84 - This is a fictitious asset and represents the deficit on the Housing Repairs Account for the year 1955. As indicated at paragraph 12 above this asset has been over-stated by \$873.20.
14. Outstanding Rents - 1954 - \$626.16 - As the result of a mis-allocation this asset has been over-stated by \$10.00

15. Outstanding Rents - 1955 - \$9,004.26 - As the result of errors in calculating the total arrears, this asset has been understated by \$20.00

16. Sundry Debtors (for stoves) - \$4,707.11 - This represents the balance at 31st December, 1955, as shown on the control account. As the result of over-payments totalling \$2.68 and a mis-allocation of \$11.49 which remained unadjusted at that date, this balance should be \$4,698.30. The balances of the personal accounts, however, totalled \$4,698.92 - a difference of 62 cents (paragraph 5 of my 1954 Report refers).

17. The position with regards to arrears of rent and outstanding instalments due on stoves cannot be considered as satisfactory. It would appear that very little, if any, effective action is being taken to remedy the situation, and the possibility of realising all of these arrears now appears doubtful.

18. Treasurer - \$39.50 - This asset represents rent receipts erroneously paid over to the Treasury but not recovered until 1956. A sum of \$11.49 which should also have been shown as due from the Treasurer has incorrectly been included under Sundry Debtors (Stoves) - \$4,707.11 (paragraph 16 above refers).

(b) Liabilities:

19. Financial Secretary - Loan Account - \$106,556.20 - Terms of repayment of this liability have not, so far as I am aware, been arranged.

20. Surplus as per Housing Revenue Account - \$49,257.36 - As indicated at paragraph 9 above, this liability has been over-stated by \$800.20.

21. A liability amounting to \$19.68, representing Treasury revenue (\$17.00) erroneously credited to the funds of the Authority and overpayments (\$2.68) due for refund (paragraph 16 above refers) is not so reflected in the accounts.

General:

22. The financial accounts for the year ended 31st December, 1955, were not received for audit until the 4th of June, 1957.

(sgd.) ??

Director of Audit (Ag.)

8th August, 1957.

HOUSING BALANCE SHEET AS AT 31st DECEMBER, 1955.

<u>Liabilities</u>			<u>Assets</u>		
<u>Financial Secretary</u>			Housing Repairs and Maintenance		\$ 11,099.84
Loan Account		\$106,556.20	Incorporated Trustees of the Church in the Diocese of Guiana		1,952.16
<u>1956 Rents Paid in Advance:</u>			<u>Outstanding Rents 1954:</u>		
Wortmanville Housing Scheme	42. -		Wortmanville Housing Scheme	80.50	
Laing Avenue Flats	36. -	78. -	Laing Avenue Flats	545.66	626.16
Surplus as per Housing Revenue a/c.		49,257.36	<u>Outstanding Rents 1955:</u>		
Accumulated Surplus and Deficit a/c.		1,734.75	Wortmanville Housing Scheme	786. -	
			Laing Avenue Flats	8,218.26	9,044.26
			<u>Buildings and Erections:</u>		
			Wortmanville Housing Scheme		111,674.91
			Stoves in Stock		59.96
			Sundry Debtors (for Stoves)		4,707.11
			Treasurer		39.50
			Cash in Bank		18,462.41
		<u>157,626.31</u>			<u>\$157,626.31</u>

CENTRAL HOUSING AND PLANNING AUTHORITY

Chairman E. H. Barrow

Member C. L. Kranenburg

Secretary W. A. Barrow

Examined

Director of Audit.

1957.

Dated this 31st day of May, 1957.

HOUSING REVENUE ACCOUNT FOR THE YEAR ENDING 31st DECEMBER, 1955.

<u>Wortmanville Housing Scheme and Laing Avenue Flats</u>				By Balance b/f	\$ 30,969.34
<u>Rates and Taxes - Wortmanville</u>	\$ 1,710: -			<u>Rents:</u>	
<u>Water Supply - Laing Avenue</u>	5,103.73			Wortmanville Housing Scheme	\$ 7,650.41
Insurance:				Laing Avenue Flats	<u>38,705.49</u>
Wortmanville Housing Scheme	\$ 750. -			Miscellaneous	9.39
Laing Avenue Flats	<u>2,149.08</u>			Refund of Wages	.01
	2,899.08				
Less Profit - Wortmanville	<u>1,462.50</u>	1,436.58			
Lease - Wortmanville		400. -			
Refund of Rents - Laing Avenue		17. -			
<u>Housing Repairs a/c (15% of Rents Collectible 1955).</u>					
Wortmanville Housing Scheme	1,147.53				
Laing Avenue Flats	<u>5,805.82</u>	6,953.38			
Deficit on 1954 Housing Repairs a/c		12,456.59			
To Balance		<u>49,257.36</u>			
		<u>77,334.64</u>			
					<u>77,334.64</u>

HOUSING REPAIRS ACCOUNT FOR THE YEAR ENDING 31st DECEMBER, 1955

To Balance b/f			By Contribution from Housing	
Repairs, etc.	\$18,098.40	\$ 12,456.59	Revenue Account	6,953.38
Less General - Wortmanville	10.64		Deficit on 1954 Account	12,456.59
General - Laing Avenue	<u>34.54</u>	10,053.22	By Balance	11,099.84
		<u>30,509.81</u>		<u>30,509.81</u>