

THE SILVER BIRCH HOUSING ASSOCIATION

CHAIRMAN : K. J. QUINEY.

SECRETARY : R. N. HARVEY.

TREASURER : J. W. DEBNEY.

ALL COMMUNICATIONS TO BE ADDRESSED
TO THE SECRETARY AT :-

263, SHENLEY FIELDS ROAD,
SELLY OAK,
BIRMINGHAM, 29.

DATE

YOUR REF.

OUR REF.

Ref: LCR/EP/1036 B

21st December, 1951.

Dear Sir,

Housing Programme, 1952.

I have to refer to applications made to my Council by your Association for an allocation of houses to be built by your members in this District. You will be aware from the press that the Council's allocation for 1952 is only one hundred and fifty houses. Prior to this allocation being made, the Council were virtually committed to allocating one hundred and eleven of these houses to contractors who are already building Council houses in the District. This merely leaves thirty-nine houses for all other purposes.

The Council have some nine hundred applicants on their list for licences to build houses. Accordingly, they feel bound to allocate the remaining thirty-nine houses to the most needy cases on that list, and the necessary steps are in hand to make these allocations. This, however, leaves no allocation available for self-help housing associations.

I have been in touch with the Ministry of Housing and Local Government to enquire whether an additional allocation could be made to the Council to meet the needs of self-help associations, including, not only those already building in the District, but those other associations which now wish to build here. I have now received a reply from the Ministry saying that at the present time they are not prepared to make any additional allocation of houses available to this Council. In the circumstances, you will see that my Council are unable to assist you in the matter. If, however, you desire to take the matter further, you are, of course, at liberty to raise it direct with the Ministry.

In passing, I may say that my Council are not accepting the decision already given by the Ministry, but are pursuing the matter further through the local member of Parliament, and are hoping to arrange an interview with the Parliamentary Secretary to the Ministry early in the new year.

R.N. Harvey, Esq.,
Silver Birch Housing Assoc.,
263, Shenley Fields Road,
SELBY OAK,
Birmingham, 29.

Yours faithfully,

Clerk of the Council.



URBAN DISTRICT OF SOLIHULL

W. MALTRICE HELL, LL.M.
CLERK AND SOLICITOR
TO THE COUNCIL.
TELEPHONE: SOLIHULL 1181.

THE COUNCIL HOUSE,
SOLIHULL.

YOUR REF.
OUR REF. ICR/EP/1036

21st January, 1952.

Dear Sir,

Silverbirch Housing Association - Loan
Under Section 93 of the Housing Act, 1936

I have now received a letter from the Ministry of Housing and Local Government containing the Minister's consent to the Council borrowing a sum of £11,250 in order that an advance can be made to your Association under Section 93 of the Housing Act, 1936.

I shall be pleased if you will let me know what firm of Solicitors will be acting for you in this matter, as you will appreciate that the Council will have to take a legal Mortgage of the site and buildings erected thereon. If you will let me have the name of the Solicitors acting I will communicate with them immediately.

Yours faithfully,

Clerk of the Council.

R. N. Harvey, Esq.,
263, Shenley Fields Road,
SHEFFIELD



URBAN DISTRICT OF SOLIHULL

THE COUNCIL HOUSE,
SOLIHULL.

W. MAURICE MELL, LL.M.
CLERK AND SOLICITOR
TO THE COUNCIL.
TELEPHONE: SOLIHULL 1181.

YOUR REF.
OUR REF. DWC/EP

18th June, 1952.

Dear Sir,

SILVERBIRCH HOUSING ASSOCIATION - SECOND ALLOCATION
10 DWELLINGS.

I confirm the telephone conversation with you this morning to the effect that I have received from the Ministry of Housing and Local Government approval to the Section 94 Agreement with your Association with regard to the second allocation of ten houses.

The Minister informs me that he gives interim approval to a maximum aggregate rent of £850 per annum and undertakes that this amount will be reassessed as soon as both the costs of the scheme are known and if and when the proposed new subsidy rates become statutory.

I do not seem to have received your letter proposing Mr. Morgan as tenant for No. 54, Ebrington Avenue, but provided that Mr. Morgan is a working member of the Association you may take this as approval to his tenancy without further correspondence.

Yours faithfully,

Clerk of the Council.

The Secretary,
Silverbirch Housing Association,
66, Ebrington Avenue,
Sheldon,
Birmingham, 26.



URBAN DISTRICT OF SOLIHULL

THE COUNCIL HOUSE,
SOLIHULL.

W MAURICE MELL, LL.M.
CLERK AND SOLICITOR
TO THE COUNCIL.
TELEPHONE: SOLIHULL 1181

YOUR REF.....
OUR REF. *DWC/EP*.....

12th August, 1952.

Dear Sir,

SILVERBIRCH HOUSING ASSOCIATION.

I have received your letter of the 6th August asking for your final allocation of eight bungalows.

I have applied for the usual report from the Surveyor as to the progress made, and in the meantime I shall be glad if you will let me have the following plans and documents, in order that the Ministry's consent may be obtained:

1. Plan of the Bungalow
2. Three copies of the site plan indicating in red the eight bungalows which are to be the subject of the final allocation
3. A copy of the Rent Calculation applicable.

Yours faithfully,

Clerk of the Council.

The Secretary,
Silverbirch Housing Association,
66, Ebrington Avenue,
Sheldon.



URBAN DISTRICT OF SOLIHULL

THE COUNCIL HOUSE,
SOLIHULL.

W. MAURICE MELL, LL.M.
CLERK AND SOLICITOR
TO THE COUNCIL.
TELEPHONE: SOLIHULL 1181

YOUR REF.....
OUR REF. DWC/LAC.

16th September, 1952.

Dear Sir,

Silver Birch Housing Association.

I write to inform you that I have now received formal approval from the Ministry in respect of the third allocation of eight bungalows. The Minister informs me in his letter that he has approved a maximum aggregate rental of £600 per annum in respect of these bungalows and that this rental takes into account the new annual Exchequer subsidy rate of £26.14.0. per house.

In addition to this notification, I have received a letter concerning your second allocation of ten bungalows in which I am told that the aggregate rental for the ten bungalows in the second allocation is £750 per annum, again taking into account the new subsidy rate of £26.14.0d.

I have no doubt that before long I shall receive a variation of the approved aggregate rental in respect of your first allocation. It appears to me that eight of the bungalows built under the first allocation will attract the increased subsidy. The records of the Surveyor show that No.70 and No.72 Ebrington Avenue were completed on the 16th December, 1951, and that the remaining houses in your first allocation were completed after the 29th February, 1952. According to my reading of the appropriate regulations those allocations completed after the 29th February, 1952 will attract the new rate of subsidy. When I receive the varied amount from the Minister I will pass the information on to you.

I may say that the Housing Committee are very pleased with the progress you have made, and I shall be glad if you can let me have a forecast date for completion of your whole

project so that I may pass this information on to the
Committee.

Yours faithfully,

Clerk of the Council.

WHEN PHONING OR
CALLING PLEASE ASK FOR
MR. D. W. CHAPMAN,

The Secretary,
Silver Birch Housing Association,
66, Ebrington Avenue,
Sheldon,
Birmingham, 26.



URBAN DISTRICT OF SOLIHULL

THE COUNCIL HOUSE,
SOLIHULL.

W. MAURICE MELL, LL.M.
CLERK AND SOLICITOR
TO THE COUNCIL.

TELEPHONE: SOLIHULL 1181

YOUR REF.
OUR REF. DVC/LAC.

1st August, 1953.

Dear Sir,

Tenancies - Silver Birch H. A.

I have received your letter dated the 25th July concerning the tenancy allocations of your last four bungalows.

I am able to say that the Council approve the granting of the tenancies of Nos. 61, 63, 65 and 67, Ebrington Avenue to Messrs. K.J. Quiney, R.J. Rogers, H. Plume and S. A. Steadman respectively.

I note that Nos. 61 and 63 will be occupied on the 1st August and Nos. 65 and 67 on the 2nd August.

It is with pleasure that I notice that the completion of these four bungalows marks the completion of your whole enterprise, and I hope to be able to address a letter to you upon this subject at an early date.

Yours faithfully,

Clerk of the Council.

R. N. Harvey Esq.,
Silver Birch Housing Association,
66, Ebrington Avenue,
Sheldon, Birmingham, 26.

COPY

BOROUGH OF SOLIHULL

Town Clerk's Office,
The Council House,
Solihull,

Your Ref. R/MJT
Our Ref. JAW/MF/1000

Warwickshire.

10th December, 1956.

Dear Sirs,

Nos. 38 to 72 (even) 49 to 67 (odd)
Ebrington Avenue, Lode Lane, Solihull

In reply to your letter of the 28th
November, 1956, I have to inform you that
all the above houses have been passed fit
for habitation.

Yours faithfully,

(Sgd.) W. Maurice Mell

Town Clerk

Messrs. Evershed & Tomkinson,
Lombard House,
Great Charles Street,
Birmingham, 3.

Examined with original
letter in our possession.

Evershed & Tomkinson
17th December, 1956.

NOTICE OF PROPOSAL

Copy to:

Copy to:

Mr. R. N. Harvey,
or Occupier
66, Ebrington Avenue,
Solihull,
Warwickshire

Copy to:

The Clerk to the Rating Authority,
The Borough Treasurer,
The Council House,
Solihull,
Warwickshire

Rating Area **Solihull County Borough**

I have made a proposal, a copy of which is overleaf, for the alteration of the Valuation List for the above-named Rating Area.

You have the right to object to the proposal. If you wish to do so, your objection must be made in writing and reach me at the address below within twenty-eight days from the date on which this Notice is served on you.

A form on which Notice of Objection may be made can be obtained from me.

In any correspondence, please quote the assessment number shown in Column 1 overleaf and also the address of the property.

A. H. GOLD Valuation Officer
WARWICK Valuation Area

Date 26 NOV 1966

Valuation Officer's Address

District Valuer &
Valuation Officer
Council House
Essex Road
Warwick.

Direction No.

D

RATING AREA **SOLIHULL COUNTY BOROUGH**PARISH **ELMDON**

Last Direction No.

D

I hereby make a proposal for the alteration of the Valuation List for the above-named Rating Area by the deletion of the existing entry(entries) and the insertion of the proposed entry(entries) shown below. The grounds on which the proposed alteration is supported are:—

That the present assessment is incorrect and insufficient because structural additions have been made (2 bedrooms in roof space)

EXISTING ENTRY (ENTRIES)

ASSESSMENT NUMBER 1	NAME OF OCCUPIER, OR OF OWNER (DISTINGUISHED BY "(O)"), IF EITHER IS REQUIRED FOR IDENTIFICATION 2	DESCRIPTION 3		
51/14		Bungalow and Garage		
NAME OR SITUATION 4		GROSS VALUE WHERE REQUIRED TO BE ASCERTAINED 5	NET ANNUAL VALUE 6	RATEABLE VALUE 7
66, Ebrington Avenue		£ 149	£	£ 105

PROPOSED ENTRY (ENTRIES)

ASSESSMENT NUMBER 1	NAME OF OCCUPIER, OR OF OWNER (DISTINGUISHED BY "(O)"), IF EITHER IS REQUIRED FOR IDENTIFICATION 2	DESCRIPTION 3		
51/14		House and Garage		
NAME OR SITUATION 4		GROSS VALUE WHERE REQUIRED TO BE ASCERTAINED 5	NET ANNUAL VALUE 6	RATEABLE VALUE 7
66, Ebrington Avenue		£ 168	£	£ 120

Date **16 NOV 1958**

Valuation Area

WARWICK**A. H. GOLD**

.....Valuation Officer

CV/R/11

Dear Dennis and Rita,

You may recall that the idea of building our own houses was first talked about in May 1950 and the Silver Birch Association became a legal entity in August 1950. However, for the next nine months the Association existed as an act of faith and only became a practical proposition in April 1951 when, as you will see from the associated copy of the Minutes, we started work in Ebrington Avenue.

Sunday April 8th is the exact 50th anniversary of that happy ? day and Dot and I intend to mark the occasion with a small celebration and hope you will join us.

Sunday April 8th between 2.30 -3.30 at number 66, please come.

Reg and Dot.

R.S.V.P.

0121-743 5046.