

A BRAVE NEW WORLD A NEW ESTATE

AFTER THE WAR

The prefab houses were only built with a limited life expectancy "for the duration of the emergency" i.e. for War Time. When the war ended in 1945 it was obvious that it would be a considerable time before the country got back on its feet. Some food rationing didn't end until 1953.

Negotiations for transfer of the estate from the Ministry of Works to the Earby UDC were started in 1945/6 and it wasn't until 1950 that they were being concluded.

In a house of commons debate of 19th July 1950 the local MP Mr George Drayson asked the Minister of Works "if he will give the date when he expects to transfer the Northholme estate to the Earby Urban District Council".

Mr Richard Stokes (The Minister) replied "Negotiations for the sale of the Northholme estate to the Earby Urban District Council are not yet complete, but I hope it will be possible for the estate to be transferred to the council in November of this year."

By this time the housing was beginning to deteriorate some were even considered uninhabitable.



April 1950 – Council resolved that the prefabs be demolished and because of the need to complete the project quickly "non-traditional-type dwellings would be erected" and that a complete survey of the estate be carried out to ascertain bedroom requirements for the tenants to decide which type of dwelling would be appropriate.

The prefabs were becoming worse for wear and some were unoccupied being unfit for use.

A Spooner design of timber framed construction was opted for with 2 or 3 bedrooms.



CUTTING THE FIRST SOD

for the re-development of The North Holme Estate, Earby in the erection of new Houses to replace the temporary residences. In the photograph are Mr. Walker Mr. H. Halstead (Clerk), Coun. J. O'Toole (chairman of the Housing Committee) using the spade, and Mr P. Higson (chairman of the Council). (photo by E. Syers, Salterforth).

1952 – The Craven Herald reported that of the first phase of 50 houses only twelve had been occupied, a further 16 were still under construction of which just ten were nearing completion. Progress had been painfully slow caused not least by a lack of skilled work men in the area.

NORTHOLME SCHEME HELD UP:

Only one "Brickie" at work.

Working on the Earby Northholme Estate redevelopment scheme, which has now been in progress for about two years, and which involves the building of 50 houses, is only one bricklayer.

Earby U.D.C. Housing Committee, meeting on Wednesday, voiced great concern about the shortage of bricklayers... BARNOLDSWICK & EARBY TIMES 11-9-53.

ALL NOW OFFERED A HOUSE JUNE 1954

All tenants on Northholme Estate Earby, have now been offered a house.

This was reported to the Housing and Town Planning Committee, of Earby Urban District Council on Wednesday, at which Mr. J. O'Toole presided.



Tysley Grove

Photographed in 2013 showing the exposed edge of the concrete raft of one of the Hutments
Later surveys uncovered a pram shed seven and a half feet by three and a half feet

NORTH HOLME ESTATE DISPUTE

Earby tenants ready for "Rent Strike"

Residents of North Holme Estate, Earby, on Sunday afternoon, reaffirmed their decision to withhold payment of rents unless these are reduced by the Ministry of Supply and Aircraft Production. This was the main business of a meeting of the Northholme Tenants' Association, at which Mr J.O'Toole presided in Northholme Community Centre. At present the inclusive charge in respect of each bungalow for rent, rates and also the hire of certain electrical appliances is 16s. 61/2d. per week.

The strike was short lived as the residents association won their case

EARBY "RENT STRIKE" OVER

Concession To Bungalow Tenants

A settlement of the dispute over rents on the North Holme Estate at Earby has been effected following a decision of the Ministry of Supply and Aircraft Production to reduce the rental from 12s. to 8s. per week, thus making the inclusive charge 13s. 1d. (for rent, rates, and the hire of certain electrical appliances).

8—CRAVEN HERALD AND PIONEER—FRIDAY, JULY 6,

North Holme Estate

Earby's determination and grit rewarded

Prefabricated bungalows to be replaced with new dwellings

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Earby Urban District Council's grit and determination in pressing for the much needed re-development of the Northholme Estate, has been rewarded, and the first sod for the building of the new houses has been cut.

It was late in 1945 or early 1946, the date is rather obscure that the subject of re-development of the Estate, was first considered.

Since then a lengthy fight involving three Ministries, Regional Authorities at Leeds, The Area Planning Officer, and the local authority has been taking place.

There have been innumerable rounds to the contest, but last week Mr. J. O'Toole, the chairman of Earby's Housing and Town Planning Committee, was able to announce that they had gone the distance and gained a well earned victory...

GETTING HOUSES BUILT

Reports and letters passed with monotonous regularity from the Council to the various Ministries, Regional Architects, and Area Planning Officers. "In fairness," the Surveyor told our reporter, "it must be said that Mr. A. Lee adopted a much more realistic attitude to our difficulties than we had encountered previously."

Earby Council were up against the fact that until they possessed the site they could not get formal consent to go ahead. There were three owners of the land, with whom the Ministry of Works would have to negotiate individually, and having negotiated and bought the land, they would then have to sell it to the Council.

In the meantime the Council would have been in negotiation for additional plots of land that were necessary for the scheme. Finally, however, it was arranged that these things should all be done concurrently.

An original allocation of only fifty houses has been made for the scheme, and the Town Planning authorities say that as soon as they are nearing completion they will be given a further allocation to assure continuity. About 150 families have to be re-housed; at the present time twenty of the bungalows are standing empty because they are not in a fit condition to be lived in.

Work will start on the additional plots which were obtained by the local authority, and which are virgin land. The houses will be "Spooner" non-traditional type with 2 or 3 bedrooms. It is estimated that the work of re-development will take approximately three years provided there are no more delays, and these are not anticipated.

THE COST

The cost of acquiring the estate, fittings, and the additional plots of land, along with fees of various kinds is estimated at £7,000. What do the residents on the Estate think of the business? Our reporter interviewed a number at the week-end and there was general feeling of relief and satisfaction that a last things were beginning to move, "because", said one woman, "we were afraid that these things would fall about our ears in the next strong wind."

They agreed that the houses had served their purpose during the war-time emergency, but now they wanted something bigger, better and more secure. Several paid tribute to the efforts of the Council, and said that they had used patience because they realised the difficulties the Council had had to overcome, and that they (the Council) were just as anxious as anyone else to get the scheme under way, completed, and the problem off their hands.

There were those, however, who still do not appear to have much faith. They think the scheme will not be finished in anything like three years, and another thought in many minds is that of rents.

Naturally rents will be greater than those being paid for the bungalows, but several stressed the fact that they wanted them keeping just as low as possible.

The vast majority of people, however, appear to be satisfied with the news, and one said, "When you publish your report thank the Council for their efforts and wish them all the best for the future plans. So there it is.

CRAVEN HERALD 6th JULY 1951

