

Confidential Filing

Expenditure of Government Accommodation

GOVERNMENT BUILDINGS

June 1979

52

Referred to	Date	Referred to	Date	Referred to	Date	Referred to	Date
<del>21-6-79</del>							
<del>26-6-79</del>							
<del>4-7-79</del>							
<del>2-2-80</del>							
18-3-81							
		PREM 19/4/74					

5804



JA  
Cost  
Buildings

10 DOWNING STREET

*From the Private Secretary*

2 April 1981

Thank you for your letter of 1 April, explaining the way in which reductions were achieved in the estimates for creating accommodation in the Welsh Office, Cardiff.

The Prime Minister was pleased to learn of the more economical arrangements which have been devised.

MAO

Peter Loosley, Esq.,  
Department of the Environment.

9



DEPARTMENT OF THE ENVIRONMENT  
2 MARSHAM STREET LONDON SW1P 3EB

01-212 3434

My ref: PSO/41717

Your ref:

1 APR 1981

*Dear Mr Pattison,*

CATHAYS PARK, CARDIFF - ACCOMMODATION FOR SECRETARY OF STATE FOR WALES

Your letter of 18 March to John Craig asked us to explain how the savings had been achieved between the original estimate and the current figure.

PSA's original estimate for the flat was in fact £20,000. This included a bathroom whereas you appear to have added to this the separate estimate PSA had produced for the provision of a bathroom only (£6,000). The two costs we are to compare therefore are the original one of £20,000 and the current estimate of £12,000.

The original estimate related to a flat sited to provide views over the parkland. It was based on providing accommodation fitted out and furnished to the standards PSA normally use for official residences, as seemed appropriate for a Minister of Cabinet rank. The work involved demolishing existing walls to provide a cleared area for a new layout; the erection of new partitions, providing suspended ceilings throughout and the provision of panelled-in radiators. The furnishings would have included solid wood furniture, high quality carpets, curtains and other fittings.

The current scheme makes use of two existing rooms located opposite the Secretary of State's office, with minimum changes in the partitioning (to form an entrance hall and shower room); a suspended ceiling is provided only in the shower room and kitchenette to hide ventilation ducts; and furniture will be of the faced chipboard type used in soldiers' quarters. Carpets will be to the normal standard used in Government offices and walls will be emulsion painted. The revised location has made possible also savings in the cost of provision for water and other services.

I hope this gives sufficient information for your purposes. A copy of this letter goes to the recipients of yours.

*Yours sincerely*  
*Peter Loosley*

PETER LOOSLEY  
Private Secretary

M A Pattison Esq

Y SWYDDFA GYMREIG

GWYDYR HOUSE

WHITEHALL LONDON SW1A 2ER

Tel. 01-233 3000 (Switsfwrdd)  
01-233 8545 (Llinell Union)

ODDI WRTH YSGRIFENNYDD  
PREIFAT YSGRIFENNYDD  
GWLADOL CYMRU



VMD

WELSH OFFICE

GWYDYR HOUSE

WHITEHALL LONDON SW1A 2ER

Tel. 01-233 3000 (Switchboard)  
01-233 8545 (Direct Line)

FROM THE PRIVATE SECRETARY  
TO THE SECRETARY OF STATE  
FOR WALES

C/7 pps?

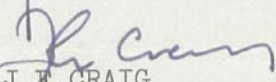
A26 March 1981

Dear Mike

Thank you for your letter of 18 March approving the revised scheme for improving Ministerial accommodation in Cardiff.

The costings you mention were, of course, prepared by PSA officials, and I understand that they will provide the details requested by the Prime Minister.

Copies of this letter go to the recipients of yours.

Yours ever  
  
J. F. CRAIG  
Private Secretary

M Pattison Esq  
Private Secretary  
10 Downing Street  
LONDON



15  
Govt Buildings

10 DOWNING STREET

From the Private Secretary

18 March 1981

Sean John

Thank you for your letter of 16 March reporting revised costings for the proposed renovation to the old Welsh Office building in Cardiff.

The Prime Minister is content that this work should go ahead on the basis of the revised costings.

As Mr. Finsburg will be aware, there is much current interest in the PSA system. The Prime Minister would therefore be interested to see in more detail how the original estimate came to be £26,000, and what changes were necessary to reduce it to £12,000.

I am sending copies of this letter to Jeremy Eppel in Mr. Finsberg's office and also to Richard Tolkien (HM Treasury), Jim Buckley (Lord President's Office) and David Allen (Sir Derek Rayner's office) in view of their interest in the wider discussions about PSA.

Yours ever

Mike Patterson

J.F. Craig Esq  
Welsh Office

6

Y SWYDDFA GYMREIG

GWYDYR HOUSE

WHITEHALL LONDON SW1A 2ER

Tel. 01-233 3000 (Switsfwrdd)  
01-233-6106 (Llinell Union)

*Oddi wrth Ysgrifennydd Gwladol Cymru*



WELSH OFFICE

GWYDYR HOUSE

WHITEHALL LONDON SW1A 2ER

Tel. 01-233 3000 (Switchboard)  
01-233 6106 (Direct Line)

*From The Secretary of State for Wales*

*Prime Minister* 16 March 1981

*Yes*

*Dear Mike*

*The price has come down  
from £26,000 to £12,000.  
Can this now go ahead?*

*MA 17/3*

In your minute to me of 2 February you said that the Prime Minister agreed with my Secretary of State's proposal to improve Ministerial accommodation during the course of renovations to the old Welsh Office building in Cardiff, but was concerned about the cost.

In discussion with the PSA and by making the maximum economies we have brought the estimated cost down to £12,000. Mr Finsberg supports this much cheaper plan and money is available to undertake the work in 1981/82. May we proceed?

/ I am copying this letter to Jeremy Eppel.

*Yours ever*  
*J. F. Craig*  
J. F. CRAIG  
Private Secretary

M Pattison Esq  
Private Secretary  
10 Downing Street  
London



10 DOWNING STREET

*file 113  
Sat Buildings*

*From the Private Secretary*

2 February 1981

The Prime Minister has seen your Secretary of State's minute of 28 January, about plans to create a flatlet in the course of renovations to the old Welsh Office building.

The Prime Minister accepts that this is a good idea, but she is alarmed at the quoted price for including this work in the improvement programme. She believes that it ought to be possible to construct a one-room/bathroom/kitchenette at a lower cost, and would like your Secretary of State to ensure that alternative estimates are considered.

Perhaps you could let me know if it proves possible to operate on a lower estimate. For the present, the Prime Minister is not prepared to approve expenditure of £26,000 for this purpose.

I am sending a copy of this letter to Jeremy Eppel (Department of the Environment).

M. A. PATTISON

J. F. Craig, Esq.,  
Welsh Office.

*[Handwritten initials]*

It is a good idea  
but not at that  
price. I just don't  
believe that a one-room

PRIME MINISTER

+ bathroom + shower  
can cost 26,000.  
A bit more other elements.

Geoffrey Finsburg has suggested that I should seek your agreement to some small improvements which I would like carried out to my office in Cathays Park, Cardiff.

Prime Minister

Mr Edwards wants to build a flatlet in the Cardiff H.P. of the Welsh Office.

It would be a sensible move for the reasons set out below. But it is also likely to be criticized - you may remember the saga of Mrs Hunt's Ministerial Bathroom.

Agree that Mr Edwards should go ahead, provided he is confident that he can

The accommodation used by myself and my Parliamentary Under Secretaries of State in Cathays Park falls very far short of a reasonable Ministerial standard and, of course, unlike George Younger, I do not have an official residence at my disposal. A scheme for improving Ministerial accommodation, by providing larger rooms and a shower/ changing room, had been agreed with the Property Services Agency but has now been deferred because of the reduction in the Agency's work programme; a turn of events which I entirely accept.

However, two years experience has shown me that there is one requirement that we really should seek to meet, particularly at a time when some renovation work on the old Welsh Office building will be needed in any case. There is at present no overnight accommodation of any kind in the building for Ministers or senior officials, or indeed any room (other than one's own office or the staff lavatory) where they (or their wives) can change. It is an inherent part of the job of Welsh Office Ministers that they should attend a large number of public engagements in Cardiff and they are frequently detained in the city late in the evening. I am fortunate in having a house an hour's drive away but Wyn Roberts lives in North Wales and future Welsh Office Ministers may well not be as lucky as I am. Even in my own case I frequently have to stay at a hotel and Wyn has to do so on almost every occasion that he is in South Wales. Any official who has to stay in the building to deal with an emergency as inevitably happens from time to time can only camp in their own offices. This seems to me to be a preposterous situation, which in the long run will prove wasteful as well as inconvenient. Having, in an initial burst of enthusiasm during my first few weeks in office, vetoed the installation of a bathroom for Ministers on grounds of expense I have now come to hold the view that we should install a small flatlet within the building. What I have in mind is a single room/bedsitter with bathroom which could be equipped with the minimum necessary for an occupant to cook a simple breakfast. This would be used by Ministers and senior officials forced to stay overnight in Cardiff and also for them to change in before attending public functions.

/I am told





I am told that the provision of a flatlet would cost up to £20,000, and a bathroom alone £6,000. I appreciate that expenditure of this kind always invites criticism but I have no doubt that the provision of basic facilities of this kind is long overdue, is a real need and in no sense a luxury, and I should therefore be grateful if you felt able to approve the necessary work.

*RNE*

RNE  
28 January 1981



*Foot Building MP*  
DEPARTMENT OF THE ENVIRONMENT  
2 MARSHAM STREET LONDON SW1P 3EB  
01-212 3434

My ref:

Your ref:

// July 1979

*Dear Michael*

As you know the Prime Minister is concerned about the risk of criticism of expenditure on Minister's Offices and Residences on which a number of Questions have recently been answered.

I believe our record on this will stand up to close examination. Nevertheless I thought I should let you know that I have asked the PSA Officers concerned to provide Accommodation Officers or Private Offices of all Departments with details of the estimated cost of any services or supplies which have been provisionally agreed so that they can confirm the requirement before firm commitments are entered into.

I am copying this letter to all Ministers.

A handwritten signature in dark ink, appearing to read "Geoffrey Finsberg".

GEOFFREY FINBERG

The Rt Hon Michael Heseltine MP



CONFIDENTIAL

*Govt Bldgs. ✓*

2 MARSHAM STREET  
LONDON SW1P 3EB

My ref: H/PSO/13243/79

Your ref:

26 June 1979

*Dear Nick*

EXPENDITURE ON GOVERNMENT ACCOMMODATION

You wrote to David Edmonds on 21 June about the Written Question from Mr William Hamilton about the cost of refurbishing accommodation provided for Ministers since 3 May.

The information provided about No 10 was part of a list covering a wide range of Departments. I am afraid that we simply did not pick up the need to consult you specially. I am sorry that this happened. We shall, of course, make every effort to see that you are consulted in future on any similar question.

As you know, there have been a further series of Questions from Mr Hamilton. We have, of course, consulted you and the others concerned about the replies.

*Yours sincerely  
Paul Bristow*

P N BRISTOW  
Private Secretary

Nick Sanders Esq  
10 Downing Street

77

Expenditure on the Flat

Last Wednesday Mr. Finsberg answered a written question from Mr. William Hamilton (Flag A) about the cost of refurbishing Ministerial accommodation since the Election. When we saw it on Thursday we sent an angry letter to the Department of the Environment, since no-one here had been consulted about the terms of the reply. For the time being the matter is being dealt with personally by the Head of Property Services Agency, Sir Robert Cox; and I do not think that information of this sort will be published without consultation for the next few months at least.

However, Mr. Hamilton has now tabled some more questions, asking for detailed breakdowns of each of the larger figures. I therefore asked the PSA to let me have a list of the individual items alleged to have been involved in refurbishment at No.10. Their answer is attached at Flag B. I can imagine your reaction to it.

I am afraid that the damage is done in terms of the publication of the total figure. We will seek to limit it by keeping the answer to Mr. Hamilton's second question as short as possible. Would you like me also to pass on to the officials concerned your wish that all expenditure on the flat should be as economical as possible and notified to us in advance?

Continuing  
Correspondence  
about  
detailed  
expenditure  
in flat is  
in  
Appointments  
Section.

25 June 1979

Yes - I should  
at least like to be given the estimated cost of  
the proposed change. I have Mrs  
an excellent ironing board which is  
not in use at home. No.  
I will pay for the new one.



Department of the Environment

PSA

Property Services Agency

Chief Executive Sir Robert Cox KCB

2 Marsham Street London SW1P 3EB

Telephone 01-212 7651

25 June 1979

A Kennard Esq  
No 10 Downing Street

Dear Mr. Kennard

This is the breakdown of the expenditure on refurbishing at No 10 given in answer to Mr Hamilton's Question.

We regret that there was an arithmetical error in the total, which is £1836 and not £1736.

Yours sincerely

Sally Rozario

Mrs S Rozario  
APS/SIR ROBERT COX

- I will pay for  
the living board &  
other things like  
sufficient linen for  
the 3 bedrooms - we  
will. The next can  
go back into stock  
now

EXPENDITURE OF REFURBISHING AT NO 10 DOWNING STREET

B

	£
Cleaning carpets	527
Laundry linen	25
Felt paper for laying below carpet	34
Relaying carpet	200
Sewing carpet seams	39
Cleaning loose covers (chair)	46
Repolishing furniture	123
Recovering dining chairs	130
Ironing Board	19
Replacing linen/pillows <i>- general</i>	464 *
Material for covers	20
Replacing crockery	209 *
	<hr/> 1836 <hr/>

\* I find these figures impossible to believe. We will ask the BSA for a much more detailed breakdown.

So do I!  
~~And the~~ I could use my own  
 my own workers.

Copy in Appointments Section,  
 with continuing Correspondence.

Repair in build  
 we use only one  
 bedroo. - can the  
 rest go back into stock  
 I will pay for the  
 Laundry board.

CONFIDENTIAL

Govt Buildings

8.



10 DOWNING STREET

From the Private Secretary

B/F 28/6/79

21 June 1979

Expenditure on Government Accommodation

Yesterday Mr. Finsberg answered a Written Question from Mr. William Hamilton about the cost of refurbishing the accommodation provided for Ministers since 3 May. Among the items listed was the sum of £1736 for expenses on the Prime Minister's behalf. To the best of our knowledge no-one here was consulted about the fact that you intended to publish this information. This must not happen again. It is all too likely that such information will be picked up and used against the Prime Minister at Question Time; and, while Questions must obviously be answered fully and directly, the Prime Minister must be aware of what is going on so that she can be prepared for any follow-up she may have to face. Much the same applies to the other Ministers concerned.

May we have your assurance that you will let us know before any similar information is published in future?

N. J. SANDERS

David Edmonds, Esq.,  
Department of the Environment.

DRB

CONFIDENTIAL

proposes to take to clean up the River Mersey and to improve the quality of industrial effluent discharged into the river.

**Mr. Fox :** None. This is a matter for the North-West water authority. Its longer-term proposals are described in two documents: (1) "Inland River Water Quality"—a consultation paper on suggested long-term objectives, November 1978 and (2) "Report on Planning" of February 1979.

#### Government Buildings (Energy Conservation)

**Mr. Arthur Lewis** asked the Secretary of State for the Environment in view of the need to conserve energy, to what extent he has taken action to double glaze and roof insulate all Government buildings; and what progress has been made.

**Mr. Geoffrey Finsberg :** Roof insulation is one of several cost-effective energy conservation measures being undertaken by the Property Services Agency. A programme of roof insulation, wall cavity filling and draught proofing in the Services married quarters is expected to be completed in 1980-81. On other Government buildings, roof insulation is being carried out as resources permit. Because of the high cost of double glazing, priority is being given to the other measures which are more cost effective. The matter is, however, kept under constant review.

#### Touring Caravans

**Mr. Fry** asked the Secretary of State for the Environment how many touring caravans are in use in Great Britain.

**Mr. Monro :** There are no official statistics of the number of touring caravans in use. Estimates—excluding motor caravans—made by manufacturers and voluntary organisations range from 325,000 to 600,000.

#### Departmental Organisation

**Mr. Adley** asked the Secretary of State for the Environment what precise steps he is taking to uncover and thereafter to eliminate, waste in the nationwide organisation of his Department for which he is ultimately responsible; and if, in due course, he will seek to make a statement in the House thereon.

**Mr. Heseltine :** I refer my hon. Friend to the reply given to him today by my right hon. Friend the Prime Minister.

#### Ministerial Accommodation (Refurbishing Costs)

**Mr. William Hamilton** asked the Secretary of State for the Environment what has been the total cost of refurbishing the accommodation provided for Ministers since 3 May; and whether he will publish a table showing the details for each Ministry.

**Mr. Geoffrey Finsberg :** Total expenditure incurred in refurbishing accommodation for Ministers since 3 May is £26,886. This includes expenses on official residences. The details are:

	£
Prime Minister ... ..	1,736
Chancellor of the Exchequer ...	2,685
Education and Science ... ..	135
Energy ... ..	720
Environment ... ..	1,939
Foreign and Commonwealth Office ... ..	802
Home Office ... ..	20
MAFF ... ..	924
Trade ... ..	16,245
Treasury ... ..	1,425
Welsh Office ... ..	255

#### Wildlife

**Mr. Kimball** asked the Secretary of State for the Environment whether the Government intend to strengthen legislation to protect wildlife.

**Mr. Heseltine :** Yes. It is our intention to introduce in this Session a Bill which, in broad terms, will seek to strengthen the protection afforded to wildlife and its habitat and to embrace our international obligations.

#### EUROPEAN COMMUNITY

##### Council of Ministers

**Mr. Major** asked the Lord Privy Seal if he will make a statement on the results of the meeting of Foreign Ministers of the Nine on political co-operation held on 18 June.

**Sir Ian Gilmour :** The Foreign Ministers met in political co-operation on 18 June. They discussed the conference on security and co-operation in Europe, current problems in the Middle East, and South East Asia. My right hon. and



carrying hazardous cargoes; what specific recommendations have been made; to what extent these have been implemented; and whether the local authorities most closely concerned have been kept informed;

(3) what steps have been taken since 1 January to improve the safety of the hazardous installations in the Canvey Island/Thurrock area covered by the Health and Safety Executive's report published in June 1978, giving specific details in the case of each installation;

(4) when the promised information about current legislation relating to liquefied gas terminals in the United States of America and the Netherlands and about research into the behaviour of liquefied gases which might have a bearing on the siting of such terminals will be sent to the hon. Member for Essex, South-East.

**Mr. Mayhew:** I shall reply to my hon. Friend as soon as possible.

#### Race Relations Employment Advisory Group

**Mr. Tilley** asked the Secretary of State for Employment whether he will continue to attend meetings of the Race Relations Employment Advisory Group.

**Mr. Mayhew:** I shall reply to the hon. Member as soon as possible.

#### Mobility of Labour

**Mr. Thompson** asked the Secretary of State for Employment what changes are to be made to the Manpower Services Commission schemes to promote geographical mobility of labour in order to achieve financial savings.

**Mr. Prior:** I am informed by the MSC that the following changes will be made:

##### A Employment Transfer Scheme

Under the employment transfer scheme people who are unemployed, or threatened with redundancy, can be given cash help to move to take up work beyond normal daily travelling distance of their homes.

##### (i) Local Labour Market Rules

At present two of the conditions for receiving assistance apply only to moves from places outside the assisted areas. These conditions are that there are

- (a) no reasonable prospects of suitable employment in the home area; and

- (b) no suitable unemployed registrants in the new area.

In future these local labour market rules will apply also to moves from places in the assisted areas.

##### (ii) Disturbance Allowance

At present disturbance allowance is payable to single workers without dependants who move from assisted areas. This allowance will, in future, be paid only for moves originating in special development areas where the destination of the move is of lower assisted area status (e.g. to a development area).

##### (iii) Transfer Grants

At present transfer grants towards the incidental expenses of moving home are paid to workers with dependants. There is a higher rate for all moves originating in assisted areas. In future the higher rate will be payable for moves originating in special development or development areas only if:

- (a) the destination of the move is of lower assisted area status than its origin (e.g. in the case of a move from a special development area); or

- (b) the applicant is a former textile or clothing worker, or is moving to take up a vacancy in certain skilled occupations in designated industrial sectors which has been unfilled for eight weeks or more.

The higher rate will no longer be payable in respect of any move originating in an intermediate area.

##### (iv) Temporary Transfers

Temporary transfers will no longer be eligible for assistance.

#### B Key Workers Scheme

Under this scheme employment transfer scheme type assistance is given where employers move key workers to new or expanding establishments in assisted areas. This scheme will be discontinued.

#### C Job Search Scheme

Under this scheme financial assistance is given to those who are unemployed to look for employment beyond normal daily travelling distance of their homes. At present, the two local labour market rules (in paragraph A above) apply only to people whose home is not in an assisted area. In future they will apply to everyone.

##### Implementation Date

The above changes will apply to applications received by MSC local offices after 30 June.

## ENVIRONMENT

### River Mersey

**Mr. Alton** asked the Secretary of State for the Environment what measures he

HOUSE OF COMMONS

Mr W W Hamilton (Lab - Central Fife):

60w To ask the Secretary of State for the Environment, what has been the total cost of refurbishing the accommodation provided for Ministers since 3 May; and whether he will publish a table showing the details for each Ministry.

Mr Geoffrey Finsberg

Total expenditure incurred in refurbishing accommodation for Ministers since 3 May is £26,886. This includes expenses on official residences. The details are:-

Prime Minister	£ 1,736	Foreign & Commonwealth Office	£ 802
Chancellor of the Exchequer	2,685	Home Office	20
Education and Science	135	MAFF	924
Energy	720	Trade	16,245
Environment	1,939	Treasury	1,425
		Welsh Office	255