



HOMES FIRST

Homes First celebrates
100 years
of Council Housing



Working in partnership with Eastbourne Homes

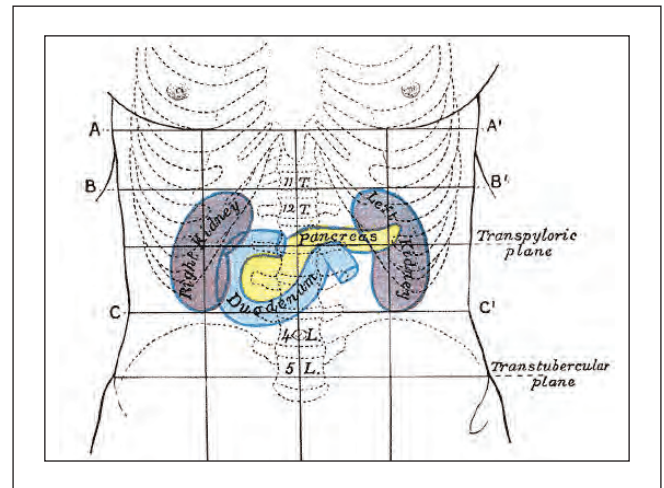




Dr. Christopher Addison was a gifted surgeon whose experience in hospitals enabled him to see that good quality housing had a direct link to health and wellbeing.

This picture was taken in 1901 shortly after Addison had completed a three dimensional mapping of the abdomen based on 'some 10,000 measurements made on forty bodies.'

He linked his measurements to an imaginary section of the body which was named Addison's transpyloric plane.



Introduction

As the urban population soared the poor quality housing that so many relied upon had become increasingly insanitary.

In 1912 The Local Government Board had recommended that 'cottages for the working classes' be built 'with wider frontages grouped around open spaces which would become recreation grounds. They should have three bedrooms, a large living room, a scullery fitted with a bath and a separate WC to each house with access under cover.'

However, despite this recommendation, local councils continued to struggle to build new housing with the limited funds and legal powers they had available.

In November 1918 the Tudor Walters Committee reported to government that pre-war shortages and a lack of building during the Great War meant that half a million new dwellings needed to be built.

It was this terrible state of affairs that spurred Dr. Christopher Addison to author the Housing and Town Planning Act 1919 that would later become better known as the Addison Act. This was the first time in British history that

direct funding from central government was agreed to be the only workable solution to fulfil the need for housing and 'homes for heroes.'





**“It has been a lovely day,
hot and sunny...”**

On the 31st July 1919 the Addison Act was signed into law. Surprisingly perhaps there is no mention of this historic milestone in Isobel Addison’s diary for that day, but it was great day for tennis it seems.

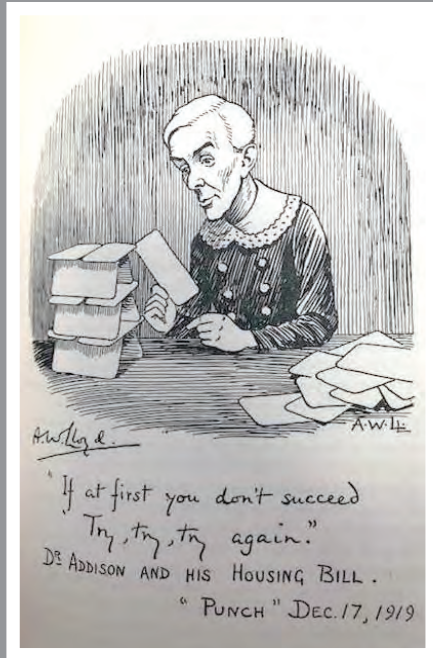
Had breakfast at 8.30 and fed hens and rabbits and did a lot of telephoning and tidying up. Bella and the children went in the car to Northwood to do my shopping. Miss Walker did a lot of odd washing, gloves etc., and I collected clothes. Geoffrey Wallis came to spend the day with Christopher. Had tea in the garden and played three sets of tennis with Katie and the boys between tea and supper. Geoffrey left after supper and Daddy got home about 9 and had bread and milk and then some tea out in the garden. It has been a lovely day, hot and sunny.

Isobel Addison (wife of Dr.Christopher Addison) pictured with two of their five children – Kate & Christopher.

'Homes for Heroes'

Under Addison's new Act, local authorities had just three months to identify new housing schemes in their area. If any scheme was deemed to be unsuitable in some way, the Local

Government Board could make the local authority re-submit so there was nowhere to hide. This meant for the first time many local authorities who were unused to building housing suddenly had to do so. The Architectural Review suggested in 1919 that 'the whole nation has had its interest in housing quickened as never before, so that there is scarcely a parish in the whole of Great Britain that has not a committee of men and women considering the question of housing with keenness and intelligence.'



War memorial in
Hampden Park,
Eastbourne.



There were remarkable results across the country. Relatively high budgets combined with architectural responses that mixed the 'Tudor Walters' guidance with some local ideas, created many high quality housing schemes.

Helped by the Addison Act, the Lewes Borough Council (as it was then) purchased 39 acres of land from the Marquis of Abergavenny for the sum of £1,700 on the 5 November 1920.

14.5 acres of this land was approved

by a government inspector for subsidy and soon after the first Council houses in the area were built on Nevill Road with construction continuing into the 1930s.

Somerset House. 187. D.
R. 827. 11
11 Oct 1920.

Inland revenue particulars delivered 4.10.20.

P.D.S.

ad valorem stamp 5/7.
8.11.20.

roduced to the Commissioners of Inland Revenue in compliance with the provisions of sec. 12 of the Act 58 Vict. c. 16 24 Nov 1920.

THIS INDENTURE made the Fifth day of November one Thousand nine hundred and twenty BETWEEN the Most Honourable Reginald William Bransby Marquess of Abergavenny a person of unsound mind as found by Inquisition (hereinafter called the "vendor") acting by The Honourable Henry Gilbert Ralph Nevill of Bridge Castle in the County of Sussex commonly called "Lord Henry Nevill" (hereinafter called "the Committee") pursuant to the hereinafter recited Order of the twentysixth day of July One Thousand nine hundred and twenty of the first part The Honourable Richard Plantagenet Nevill of Bridge Castle in the County of Sussex C.V.O.C.M.G., commonly called "Lord Richard Nevill" and The Most Honourable John Charles (Fourth) Marquis Camden (hereinafter called "the Trustees") of the second part and The Mayor Aldermen and Burgesses of the Borough of Lewes in the County of Sussex acting by the Council being the Urban District Council of the Urban District of Lewes and being the Local Authority for the said District within the meaning of the Housing of the Working Classes Act 1890 (hereinafter called "the Local Authority") of the third part WHEREAS

Copy of the agreement made in 1920 between the Abergavenny Estate and the Borough of Lewes.



The second part of the
Nevill Downs Estate under
construction in the mid-1930s.

Hilda's story

Hilda Thompson was born in a workhouse 'up Church Hill' in Newhaven in 1927. During the war she joined the women's land army –

more commonly known as the 'land girls.' She had to wake up at 5am every morning to milk the cows as part of the wartime effort.

Later her family moved to a three-

bedroom house on South Road next to the pub on the corner. She lived with mum, dad and her three brothers and seven sisters – now that's overcrowding!

These days Hilda lives in a care home.



The Addison Act transformed the landscape as new homes for the working classes continued to be built across the region.

There were 30 prefabs in Hampden Park on Wadhurst Close. There was also a large estate of 140 prefabs at Bodiam Crescent, Cade and Iden Streets, Otham Road and The Hydneye. They were built after World War 2 as part of the Temporary Housing and Emergency Factory Made Homes programme.

Wadhurst Close,
Eastbourne 1961.



Mowing the grass
– Eastbourne.

In total, 156,623 prefabricated buildings were erected across the UK between 1946-8 to rehouse ex-servicemen and their families.

Margaret's story

When Margaret got married in 1960 she put the family's name down for a council house. She had to wait five years and have a one year old daughter before being offered a property in Langney Village.

Margaret's first home with her husband was on Tideswell Road in Eastbourne. It was a private one-bedroom flat on the third floor. It was all pretty basic – just one cold tap, no bathroom and one electric socket. The family had to boil a kettle to wash in the kitchen sink. The family laundry was done in the sink too until Margaret acquired a Baby Burco.

When her daughter was born, Margaret had to drag the pram up flights of cold stone steps.

Margaret now lives in Riverbourne House in Eastbourne.



Baby Burco Boiler.



Addison's streets

Today there are over
70 places across
the UK named after
Dr. Christopher Addison...

Can you find Eastbourne's?



Addison Road
(Derby) – Addison Road
(Sheffield) – Addison Road
(Banbury) – Addison Road (Desborough)
Addison Road (Alfreton) – Addison Road (Maltby)
Addison Road (Thorliebank) – Addison Road
(Mexborough) – Addison Road (Great Ayton) – Addison Road
(Great Ayton) – Addison Road (Newcastile-upon-Tyne) – Addison Road
(Northampton) – Addison Road (West Boldon) – Addison Road (Ilford)
Addison Square (Ringwood) – Addison Square (Durrington) – Addison Square (Cromford)
Addison Square (Dinnington) – Addison Street (Cefn Fforest) – Addison Street (Liverpool)
Addison Street (Wednesday) – Addison Street (Bootle) – Addison Place (Bilston) – Addison Place (Annan)
Addison Road (Paignton) – Addison Road (Newton Abbot) – Addison Road (Port Talbot) – Addison Road (Neath)
Addison Road (Brockenhurst) – Addison Road (Melksham) – Addison Road
(Southampton) – Addison Road (Eastleigh) – Addison Road (Frimley)
Addison Road (Steeple Claydon) – Addison Road (Teddington) – Addison Road
(Enfield) – Addison Road (Wellington) – Addison Road (Brierley Hill)
Addison Road (Wolverhampton) – Addison Road (Nechells) – Addison Road (Irlam)
Addison Road (East Malling) – Addison Close (Theftord) – Addison Close (Cotishall)
Addison Court (Wallsend) – Addison Crescent (Cardiff) – Addison Crescent
(Swindon) – Addison Crescent (Oxford) – Addison Crescent (Leven) Addison
Crescent (Blackpool) – Addison Crescent (Stretford) – Addison Crescent (Banff)
Addison Drive (Oxford) – Addison Drive (Hucknall) – Addison Drive (Alfreton)
Addison Gardens (Kingston) – Addison Gardens (Hull) – Addison Gardens
(Gateshead) – Addison Grove (Glasgow) – Addison Place (Thorliebank)
Addison Place (Port Talbot) – Addison Close (East Malling) – Addison Close
(Theftord) – Addison Close (Cotishall) – Addison Court Wallsend – Addison House
(Eastbourne) – Addison Crescent (Cardiff) – Addison Crescent (Swindon)



Christine Matthews

Some wonderful finds were made whilst researching this booklet, but discovering that a relative of the great man was employed by Lewes District Council was a highlight.

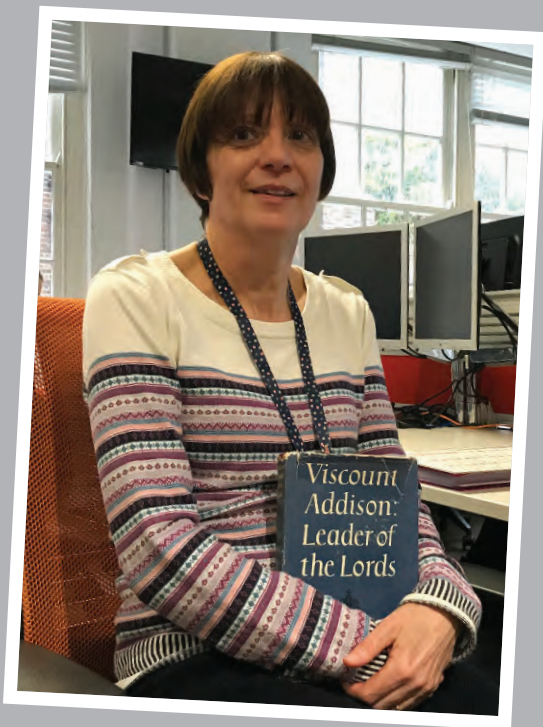
Christine Matthews worked for the Housing Benefit team at Southover House. She contacted Homes First after seeing a call for information posted on the Hub. Her great, great grandfather was Robert Addison, brother of Christopher Addison.

Christine was brought up in Lincolnshire and first heard of her famous great, great uncle when a street called Addison Drive was pointed out to her on a family outing when she was a child.

However it wasn't until much later in life that her desire to know more was sparked when her Aunt Elizabeth left her some family photographs and other heirlooms for safe keeping. It was only then she discovered after doing some research the enormous impact her great great uncle had made to working people across the country.

Today there are over 70 places across the UK named after Dr. Christopher Addison – something to be very proud about.

Charles, Christopher
and Robert Addison



Christine Matthews



Addison's sisters - Annie,
Carrie, Lizzie and Nellie

The Landport Estate – Lewes



Landport Estate being built -1937



"I was born in a two bedroom Dutch house in Evelyn Road Landport estate in 1946. At this time all the houses still had air raid shelters in the gardens."



"The council rents were collected from the houses. Our favourite rent man was Vic Sharp, who was a plumber for the council before getting that job!"

Eileen Moger's story

Eileen's great grandfather William Deadman moved into 2 Warren Cottages in 1928. The little girl pictured in the photo is Eileen's mum Doris. Eileen was born at Warren Cottages in 1948 but her family moved to Markstates Corner a few years later. In 1980 Eileen took up



her own tenancy in Setsford Field with her son Jason. Eileen has lived in the area all her life and now lives in Stansfield Road.

Eileen's great grandfather, William Deadman and family pictured outside 2 Warren Cottages, North Chailey.

Eileen holding her family scrapbook.



Eastbourne

Left: Langney Green - looking down Saxby Close to Priory Road and then over to Pevensey Bay Road to The Crumbles.

Marsden Road area – 1955.



Beryl Jackson's story

Beryl was born in London in 1930 and has been collecting dolls all her life. She moved into a three-bed house in Raymond Close (Seaford) with her husband and five children in 1993. Before that they'd lived in tied housing, but when their situation changed they had nowhere to go.

"We had no choice and no money," Beryl said. "I don't know what we'd have done without the council's help. They saved us."

Beryl remembers that Raymond Close 'smelt bad' and hadn't been well looked after, but with the help of a friend's son they had it all re-decorated.

Beryl now lives in Munster Green, Barcombe.



The unveiling of The Addison
(Northbourne Road) with
Councillor Shuttleworth
(fifth from right) and
Christine Matthews
(seventh from right).



The 20th century and beyond

The Addison is the first development of new council properties completed through Aspiration Homes - a partnership between Eastbourne Borough Council and Lewes District Council. The 12 one and two-bedroom homes have replaced four council properties which had been blighted by subsidence. The scheme provides much-needed accommodation at affordable rents for local residents.

Councillor Alan Shuttleworth, Cabinet Member for Direct Assistant Services, said: It is fantastic to see the realisation of our joint vision with Lewes to increase the supply of affordable homes, starting with these 12 new homes.'

Christine Matthews, the great great niece of Dr.Christopher Addison was invited to officially open the new homes named after him.

Christine said: 'I'm delighted to be here, but it's a bit surreal! My great, great Uncle Chris was originally a surgeon but went into politics after seeing the effect slums had on people's health. The Housing Act is still relevant today.'



Aspiration Homes hope to deliver 215 new homes across Eastbourne and Lewes by 2021/22.

Six high-quality modular homes were built off site by a specialist modular building company, Boutique Modern and installed in Ashington Gardens in 2019.

Councillor Ron Maskell, said 'it was really exciting to see the homes leave the factory on the back of a lorry in the morning and be in position in Peacehaven the same day.'

Subject to planning, the council plans to build 13 new modular homes in Newhaven – watch this space

Let's hope this new style of housing has the same impact the prefab had after the war to reduce homelessness and help with the housing crisis.



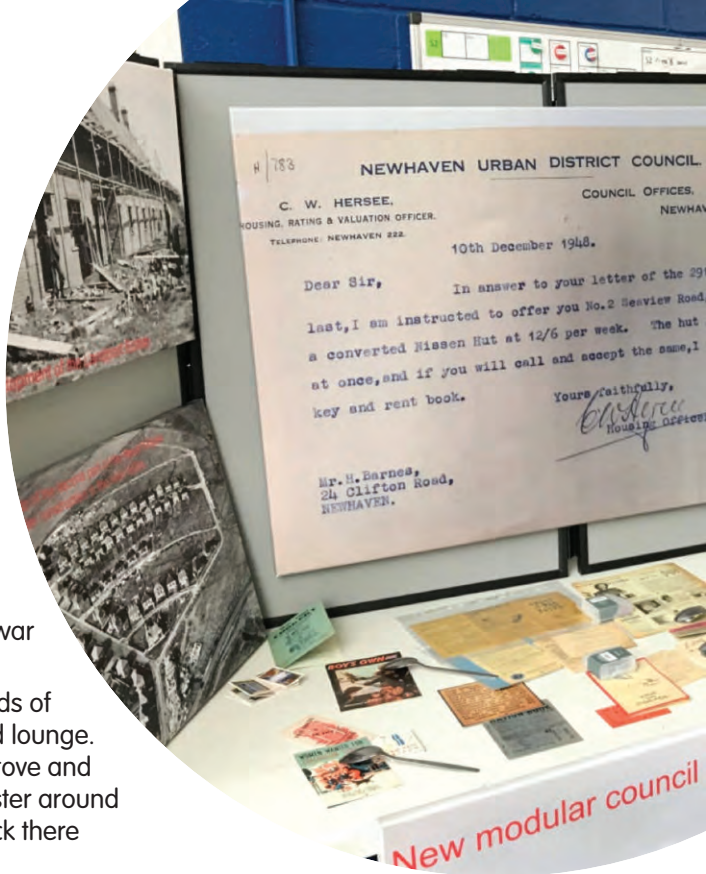


Jim's story

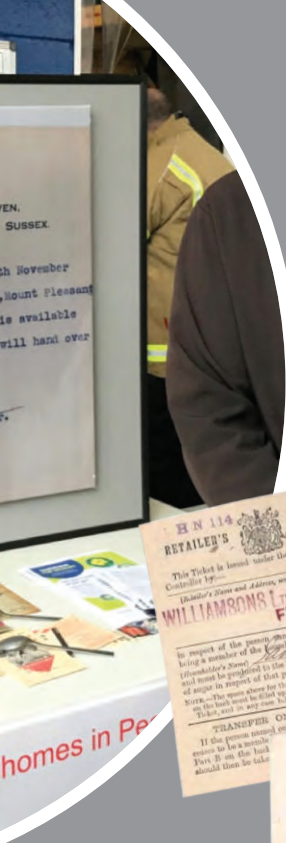
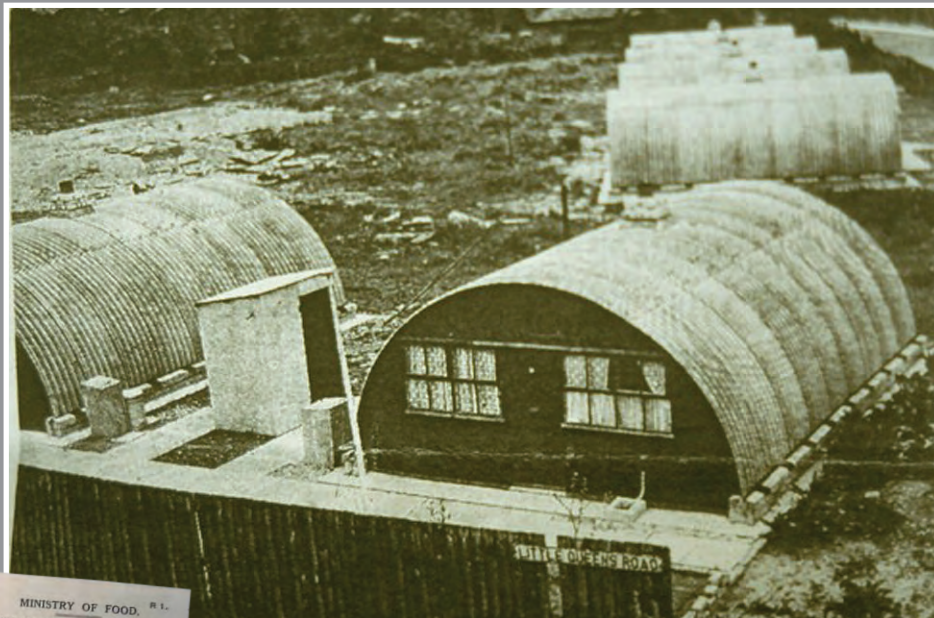
When Jim was a boy, he lived at 5 Seaview Road. At the time the property was one of a number of Nissen Huts that hugged the curve of the hill. Jim lived with his mum Mary, his dad George and his two brothers, William and George. Dad had served in the navy on mine sweepers during the war and the family were settled in the Nissen Hut after the war like many other families.

"I remember about two thirds of the hut was the kitchen and lounge. There was a big cast iron stove and oven which we used to cluster around as mum cooked. At the back there were two bedrooms."

Jim is 82 and now lives on Southdown Avenue.



Converted
Nissan Huts
just after
the war.



HN 114
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103

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(Retailer's Name and Address, written or rubber stamped)

**WILLIAMSON'S LTD
FINCHLEY**

To request of the person named in Part A on the back to bring a certificate of the Retailer upon every purchase (Householder's Name) *James Smith* and must be presented to the Retailer's store and Part A of coupon in respect of that person.

Note.—This coupon shall be valid only if presented to the Retailer on the back must be filled up completely before it is produced to the Retailer.

TRANSFER ON REMOVAL. Etc.—Householder, or person named on the back, transfers all rights of use of this ticket to the person named on the back.

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NOTE.
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PURCHASER'S NAME AND ADDRESS
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PURCHASER'S NAME AND ADDRESS
*James Smith,
Finchley.*

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PURCHASER'S NAME AND ADDRESS
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Rent card
- 1966

BOROUGH OF LEWES — TENANT'S RENT CARD — 1966-67

Housing Manager:
H. A. R. WARNELL, A.I.M.H., A.R.P.A.
Town Hall, Lewes

Medical Officer of Health:
Dr. J. L. COTTON, M.S., C.B., M.R.C.S., L.R.C.P., D.P.M.
Southover Grange, Lewes

THIS CARD IS THE PROPERTY OF THE COUNCIL

COMPUTATION OF INCLUSIVE RENT

	1st 10 months 1966/67	2nd 2 months 1966/67
STANDARD NET RENT	48	8
GENERAL & WATER RATE	21	8
TOTAL INCLUSIVE RENT	69	16

IMPORTANT — It is most important that this Card be produced when a purchase is made, and if for any reason it is not available, the Defaulter will incur a Penalty under Section 10 of the Act, to be enforced afterwards for the next year on the Card.

Issued on 27th Nov. 1966 at 10.30 AM by H. A. R. WarneLL, H.M.

23, Blue Road,
Lewes

Commencement of Tenancy 27-8-66

90000—H.M.S.O. 8. Price 10s. 6d. (includes 6d. P.T.)

Ration Books

Lily May's story

I have lived in Council Housing for 53 years, and my family before me, and I have to say every home has been an absolute 'lifesaver' in every sense, whatever my situation. I have so much gratitude and appreciation for my council properties because they've allowed me to live my life and bring up



my family knowing I had the security of having a roof over our heads and a 'home' for us to be together in.

I could speak about the hard times before the gift a council home, but my story would probably be similar to yours or the next person. But there is one subject that I feel very deeply about - 'under-occupancy.' I believe that as tenants we should allow our homes to be passed on to those 'in need' when the time comes, like when we no longer need a big family home because our children have all grown up and left. I know how difficult it is to let go of the home you raised your children in and to give up the fond memories of years gone by, but try to remember when you were desperate and fearful because you had no home, no roof over your head and nowhere to raise a family. Remember the relief and sheer gratitude that you felt when you were given the gift of your council home.

We live in a 'social housing crisis' and many families need a home to raise their families. Wouldn't you like to show your appreciation and gratitude by giving back, in a compassionate way, to the community that helped you in your time of need all those years ago? To let a new family feel the security and relief that you felt? To give them the very same 'life changing' help that you were once given? I know it's a massive step emotionally, mentally and physically because I've been there, but if we don't start helping out this way, the housing crisis will just continue to grow.

We have a housing system that will only continue to work if we all live with gratitude, empathy and compassion. We live in a world that recycles our refuse. Our social housing should be treated in the same way. Recycle! After all, your home was once someone else's in the first place wasn't it?

Acknowledgements

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4	Diaries _____	Diaries transcribed by Mrs Pam Ashcroft, who is married to William Ashcroft, Christopher Addison's grandson.
4	Isobel Addison & children _____	Image courtesy of the Socialist Health Organisation
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7	Nevill Estate _____	Image courtesy of Britain from Above
8	Land girls _____	Image courtesy of Hilda Coleman
8	Hilda Coleman _____	Image courtesy of Harry Hillery
9	Prefabs - Wadhurst Close Eastbourne 1961 _____	Image courtesy of Judy Hewins & The Prefab Museum
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22	Lily May _____	Image courtesy of Lily May
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Booklet written, researched and compiled by Harry Hillery (Tenant Involvement Team – Homes First)

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Viscount Addison

Leader of the Lords 1948



lewes-eastbourne.gov.uk