

accommodation to be provided with first-class amenities. Other sites were, at the same time, under consideration for the erection of a new building, and after considering various sites the Trustees were so greatly attracted by the possibilities indicated by their architects in the "Northern Approach" site, that it has been decided to erect there the Trust's major first-class hotel. It is clear that this project may have to stand over for some time, although it is intended to proceed steadily with design and specifications in the hope that conditions in the building industry may change for the better earlier than is expected.

The Empire project has been approved in principle and negotiations opened for purchase of this property. Design and specification will be pressed on with the hope that the work can be put in hand as soon as the "Northern Approach" and Cosy bars are commenced.

As soon as the Empire project is completed and the strain removed from the accommodation viewpoint, it will be possible for the Trust to concentrate on the renovation and further modernization of the existing Midland Hotel premises, and the Trustees have opened negotiations with the owners for the acquisition of this property.

SUMMARY OF PROPOSED DEVELOPMENT

The Trust's plans, therefore, as far as they have been decided, and in order of urgency, may be summarized as follows :—

- (a) To open two bottle-stores (immediate).
- (b) To establish first-class public bars, lounges, and ancillary amenities at the Cosy and "Northern Approach" sites (first priority—the work estimated to take a minimum of fifteen months, provided materials can be made available at once).
- (c) To establish a first-class residential hotel on the Empire site, with full bar and lounge facilities for guests, and possible extension to the public (second priority, to be undertaken immediately materials are available).
- (d) To renovate and modernize the Midland Hotel, including the installation of such bar facilities as may prove necessary (upon completing of the Empire Hotel).
- (e) To erect a first-class hotel unit on the "Northern Approach" site in conjunction with the bar and lounge unit.

POLICY RELATING TO FUTURE DEVELOPMENT

The Trust is now proceeding to a survey of the portion of the district not so far catered for. It is obvious that some facilities must be offered to the farming areas, but of what kind and where the Trust have so far not received any clear indication. The Trust is not yet satisfied with two particular features—the provision of bars and accommodation in the southern area of the borough, and the time-lag between opening bottle-stores and opening bars. This latter has given much concern, but so far no scheme has been suggested which satisfied the Trustee's broad policy and is in keeping with what appears to be the general desire of the citizens.

The Trust is making use of the provisions of the Act which permit the opening of temporary bars detached from accommodation, and while regarding this as purely experimental, trust that the Government will grant them ample opportunity to explore the needs of the community before being committed to unnecessary expense. It is a fact that it is hoped to show, by these experiments, that in the hands of a popularly elected Trust the need for public bars to be attached to hotel accommodation has passed : that, in fact better accommodation and more satisfactory facilities for public drinking