

METROPOLITAN BOROUGH OF WIRRAL

CABINET - 5TH DECEMBER 2002

EASTWAY PRIMARY SCHOOL – CARETAKER’S HOUSE

Executive Summary

- 1.0 This report seeks approval to declare the above property surplus to requirements and agree to a request from the schools’ governing body for the existing tenant, the current caretaker, to purchase the property.

Background

- 2.0 The caretaker’s house at Eastway Primary School, 16 Eastway, Moreton, is shown on the attached plan. It is next to the school but separate from it.
- 2.1 The current tenant has approached the governing body of the school with a request to purchase the property and they have approved the request and asked that, as a first step, the department declare the property surplus “on the understanding that the purchaser is the present caretaker”.
- 2.2 This proposal is in line with changes at other sites in recent years with regard to caretaker’s houses where they have been disposed of or changed to education premises of various types. Eastway Primary has generous accommodation in its main buildings and therefore has no requirement on the house for educational purposes.
- 2.3 Currently, the school’s delegated budget is responsible, under Fair Funding, for the cost of repairs and maintenance of the property. Disposal would remove this current demand and future refurbishment costs from the school’s delegated budget

Financial and Staffing Implications

- 3.0 The sale would result in a capital receipt to the council. As the current tenant has a service tenancy, which is not covered by the Housing Act, the sale would be at the open market value of the property.
- 3.1 There are no staffing implications. Almost all new caretaker appointments prefer to live off-site.

Equal Opportunities Implications

- 4.0 There are none arising directly from this report.

Human Rights Implications

- 5.0 There are none arising directly from this report.

Local Agenda 21 Statement

- 6.0 There are no issues arising directly from this report.

Community Safety Implications

7.0 There are none arising directly from this report.

Planning Implications

8.0 There are none arising directly from this report.

Local Member Support Implications

9.0 Eastway Primary School is located in Leasowe Ward.

Background Papers

10.0 Letter from school governing body.

Recommendations

11.0 That the Education and Cultural Services department declare 16 Eastway, Moreton surplus to requirements and that the Director of Property Services proceed with the sale of the property to the current tenant.

Chris Rice
Director of Education & Cultural Services