

**REPORT TO:** CABINET MEMBER, CHILDRENS SERVICES

**DATE:** 13 JULY 2010

**SUBJECT:** CARETAKER'S HOUSE, CHURCHTOWN PRIMARY SCHOOL,  
SOUTHPORT: CHANGE OF USE

**WARDS AFFECTED:** MEOLS WARD

**REPORT OF:** PETER MORGAN  
STRATEGIC DIRECTOR - CHILDREN, SCHOOLS & FAMILIES

**CONTACT OFFICER:** CHRIS DALZIEL (0151 934 3337)

**EXEMPT/  
CONFIDENTIAL:** NO

**PURPOSE/SUMMARY:**

The purpose of this report is to seek approval for the redesignation of the Caretaker's house, at Churchtown Primary School, from a domestic dwelling to part of the school building.

**REASON WHY DECISION REQUIRED:**

The Cabinet Member has delegated powers to approve the redesignation.

**RECOMMENDATION(S):**

The Cabinet Member, Children, Schools & Families is recommended to approve the redesignation of the Caretaker's house, at Churchtown Primary School, subject to the necessary planning consent.

**KEY DECISION:** No.

**FORWARD PLAN:** Not appropriate.

**IMPLEMENTATION DATE:** Following the expiry of the "call-in" period for the Minutes of the Cabinet Member meeting.

**ALTERNATIVE OPTIONS:**

Not appropriate.

**IMPLICATIONS:****Budget/Policy Framework:** Not appropriate.

**Financial:** Funding of capital repairs for caretakers' houses is currently met from within the Children, Schools & Families Planned Maintenance budget. If the redesignation of the Caretaker's house at Churchtown Primary School is approved then the responsibility for maintenance will pass to the school. The school would be able to use their repair and maintenance budget or devolved formula capital, as appropriate, to fund future works.

<b><u>CAPITAL EXPENDITURE</u></b>	<b>2010/ 2011 £</b>	<b>2011/ 2012 £</b>	<b>2012/ 2013 £</b>	<b>2013/ 2014 £</b>
Gross Increase in Capital Expenditure				
Funded by:				
Sefton Capital Resources				
Specific Capital Resources				
<b><u>REVENUE IMPLICATIONS</u></b>				
Gross Increase in Revenue Expenditure				
Funded by:				
Sefton Funded Resources				
Funded from External Resources				
Does the External Funding have an expiry date? Y/N	When?			
How will the service be funded post expiry?				

**Legal:** Not appropriate.**Risk Assessment:** There are no risks associated with this proposal.**Asset Management:** Please see Financial Implications above.**CONSULTATION UNDERTAKEN/VIEWS**

None

**CORPORATE OBJECTIVE MONITORING:**

<u>Corporate Objective</u>		<u>Positive Impact</u>	<u>Neutral Impact</u>	<u>Negative Impact</u>
1	Creating a Learning Community	✓		
2	Creating Safe Communities		✓	
3	Jobs and Prosperity		✓	
4	Improving Health and Well-Being		✓	
5	Environmental Sustainability		✓	
6	Creating Inclusive Communities	✓		
7	Improving the Quality of Council Services and Strengthening local Democracy	✓		
8	Children and Young People	✓		

**LINKS TO ENSURING INTEGRATION:**

Not applicable.

**IMPACT UPON CHILDREN, SCHOOLS & FAMILIES TARGETS AND PRIORITIES:**

Not applicable.

**LIST OF BACKGROUND PAPERS RELIED UPON IN THE PREPARATION OF THIS REPORT**

None.

## **CARETAKER'S HOUSE, CHURCHTOWN PRIMARY SCHOOL, SOUTHPORT: CHANGE OF USE**

### **1. Background**

- 1.1 The Caretaker's house at Churchtown Primary School, Southport, has remained untenanted for some time and the Governors have indicated that the current Caretaker does not wish to utilise the house and consider it unlikely that future Caretakers would wish to do so.
- 1.2 The continued unoccupation of the house is undesirable for security reasons and also because of deterioration of the property if left untenanted.
- 1.3 The location of the house is such that it would be inappropriate for it to be occupied by other persons as it occupies a position within the school site, as shown on the plan at Annex A.

### **2. Proposal**

- 2.1 The Governors at Churchtown Primary School propose to refurbish the ground floor of the Caretaker's house to provide additional accommodation for extended school activities and a range of meetings, including multi-agency support as appropriate.
- 2.2 The Governors will provide the funding for the proposal which will only be progressed once the appropriate planning consent has been obtained.

### **3. Recommendation(s)**

- 3.1 The Cabinet Member, Children, Schools & Families is recommended to approve the redesignation of the Caretaker's house, at Churchtown Primary School, subject to the necessary planning consent.

Churchtown Primary School - Site Plan

