

REPORT

To:	Housing & Technical Services Committee	Subject:	Future Use of Former Janitors' Houses
From:	Director of Housing and Property Services		
Date:	18 September 2001		
Ref:	TMcK/DD/VWG/5		

1.0 Introduction

1.1 The purpose of this report is to seek approval from Committee to declare certain vacant houses formerly used as tied accommodation for janitors surplus to requirements and thereafter either agree to their demolition or enter into negotiations with third parties for future use of the properties.

2.0 Background

2.1 Reference is made to the report dated 15 November 1999 to the Policy and Resources Committee which outlined initial proposals to streamline the maintenance of roads, street lighting, footpaths and corporate properties.

2.2 As part of these proposals, the Housing and Property Services Department from 1 April 2000 took over the management and maintenance of tied housing including schoolhouses occupied by janitors.

2.3 The Community Services Department employs school janitors. A decision has been taken by that Department in conjunction with the Head of Personnel Services to withdraw the benefit of tied accommodation whenever new janitors are recruited for vacant posts.

2.4 The result of this change in terms and conditions is that the schoolhouse vacated by previous employees remains vacant.

3 Current Position

3.1 There are a number of former janitors' houses now lying empty with no chance of the properties being re-let as part of the Council's housing stock or sold to a third party. The only exception to this concerns the former janitor's house at Our Lady's High School, Cumbernauld which is attached to a building which also houses Dowanfield Children's Nursery School. The committee of this voluntary organisation has asked that consideration be given to the Nursery School to take over the entire building including the vacant janitor's house.

- 3.2 The reason houses cannot be re-let nor sold is due to the location of the houses which are all situated within school grounds. For security reasons, therefore, houses cannot be brought within mainstream stock.
- 3.3 The school houses currently unoccupied and not being re-let to newly recruited janitors are:
- Our Lady's High School, Downfield Road, Cumbernauld
 - Cumbernauld High School, Kildrum Road, Cumbernauld
 - St Maurice's High School, House 1, North Road, Cumbernauld.
 - Whitelees Primary School House Blackthorn Road, Abonhill, Cumbernauld
- 3.4 The Education Department has indicated it has no future use for the vacant houses.

4 Recommendations

- 4.1 With the exception of the schoolhouse at Our Lady's High School, the Committee is asked to declare the vacant janitors' houses listed at point 3.3 surplus to requirements and approve demolition of the properties.
- 4.2 Approval is also sought to declare surplus the former Janitor's house at Downfield Children's Nursery School and to refer to Policy and Resources (Property) Sub Committee for disposal.
- 4.3 The Committee is also asked to approve similar action in the future as employees leave the service and janitors' houses become vacant.

5 Background Papers

- 5.1 These are available within the Housing and Property Services Department.



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Director of Housing and Property Services