

**H. H. & J. ROBINSON, F.A.I.**

ESTATE AGENTS, SURVEYORS,  
VALUERS, PROPERTY AUCTIONEERS.

HERBERT H. ROBINSON, F.R.A.I.  
JOHN ROBINSON, F.A.I.

ALSO AT  
117, SOUTH ROAD, WATERLOO.

HR/MP

*42, Castle Street,  
Liverpool, 2.*

27th November, 1939.

J. Bingham, Esq.,  
Messrs R. Cornelius & Co.,  
19 Brunswick Street,  
LIVERPOOL 2.

Dear Sir,

BLUECOAT HOSPITAL, WAVERTREE.

I enclose a Report of the interview which we had to-day, which I propose to send to Messrs. Matthews & Goodman of 35 Bucklersbury, London E.C.4., by to-morrow's post.

If there is any inaccuracy in my draft, which you would like to be amended, I shall be glad if you will let me have a note of these by 4 p.m. to-morrow (Tuesday).

Yours faithfully,

*H H Robinson*

*I return your notes with thanks.*

THE BLUECOAT HOSPITAL, WAVERTREE.

REPORT OF INTERVIEW BETWEEN MR. JOHN BINGHAM, J.P., MR. H. P. MOUNSEY, REPRESENTING THE MANAGEMENT COMMITTEE OF THE HOSPITAL, AND H. H. ROBINSON, ESTATE AGENT, ACTING ON BEHALF OF A NUMBER OF LONDON BUSINESS MEN WHO ARE CONSIDERING THE POSSIBILITY OF RENTING THE HOSPITAL WITH THE OBJECT OF ADAPTING IT FOR USE AS A HOSTEL FOR PERSONS EMPLOYED IN THE CENSORSHIP DEPARTMENT IN LIVERPOOL.

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Mr Bingham stated that his Committee would require any tenants to take the responsibility for the payment of all outgoings during the tenancy, including rates, electric light, heating, cleaning and all repairs; that no alterations would be allowed; the Buildings and Grounds to be returned at the termination of the tenancy in the same condition in which they were handed over at the commencement of the term, fair wear and tear to the fabric only allowed.

Terms that might meet with the approval of the Management Committee of the Hospital would need to be submitted to the Board of Education and the Charity Commissioners and approved by both those bodies.

Mr Bingham handed to Mr Robinson a Schedule of particulars of the accommodation, etc., a copy of which is annexed hereto.

Mr Bingham pointed out that his Committee could not enter into an agreement for a definite period and that everything was dependant upon the continuance of the Board of Education's scheme for the evacuation of school-children. If the Board of Education should require the Bluecoat Hospital children to be brought back from Beaumauris, where they are now in billets under the care and instruction of



their own teaching staff, then the Committee would require the Buildings to be returned to them for re-occupation with the minimum notice.

Mr. Bingham pointed out that the Buildings are in an excellent state of repair, well equipped with excellent cooking facilities, a large number of single bedrooms, a large number of single bathrooms and a number of baths in a common bathroom which it might be possible to screen off into separate rooms. He stated that his Committee could leave for the use of tenants, a certain number of full sized single bedsteads, a large number of chairs, forms, long dining tables and other equipment, including a number of mattresses.

The Buildings are at present in charge of a Caretaker, the Housekeeping staff having been discharged.

The Buildings were erected in 1903 at a cost of £80,000, the site having cost £11,500 in addition. Mr. Bingham stated that in his opinion the absolute minimum nett rental that his Committee ought to consider is £2,500 per annum, subject to the allowance of Landlord's Property Tax on this amount if paid. Mr Robinson stated that this rent was much higher than the figure his Clients had in mind and owing to the impossibility of letting for a definite period it must be recognized as a great speculation. He suggested that perhaps the Committee might be prepared to consider a lower minimum rent for a period until the Promoters had recovered their capital outlay with an agreed percentage for interest on the same, and then the Promoters to pay an additional rent by way of an agreed percentage of the profit as shown by the audited accounts.

This proposition did not appear to commend itself to Mr Bingham, but Mr Robinson suggested that it was worthy of consideration by his Committee, if, of course, the Promoters were in favour of such a scheme. It was Mr. Robinson's own suggestion and he had no authority for even mentioning it, but did so purely to meet an obvious initial difficulty that might arise on the question of rent.

Mr Bingham stated that his Committee would be able to come to a decision very quickly on any offer submitted for their consideration, but he could not say what time would be required to obtain the approval of the Board of Education and the Charity Commissioners.

During the discussion it was assumed that the Employees of the Censorship Department are not satisfied with the present billeting arrangements and the Head of the Censorship Department, Major Hutchins, had stated that he was confident that all the accommodation that could be provided in the Bluecoat Hospital would be readily taken up at a weekly charge of 30/- per head to include accommodation and two meals per day.

Mr Robinson promised to submit a report of the interview to his Principals in London and to inform Mr Bingham of their decision as soon as possible.

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Sleeping Accommodation:-

Furnished Bedrooms	20
Possible Bedrooms - unfurnished at present, but good large rooms	14
Dormitory Accommodation (generous allowance)	<u>240</u>
	<u>274.</u>

Also Bedrooms for the Domestic  
Staff numbering about 20.  
These might be given Dormitory  
accommodation, thus allowing  
20 more private Bedrooms 20

Sitting Rooms:-

Private, large ones (20 ft. sq.)	5
Large rooms, unfurnished	3
Billiards & Games Room (complete)	

Heating:-

Central Heating - - 2 Lancashire Boilers, pump-driven supply.  
Domestic Hot Water - Pump-driven supply.  
Laundry - - Modern Steam Driven - new machinery.  
Fully staffed (capable of dealing with the  
laundry of this school of 300 pupils and  
30 staff).

Full domestic staff available, and engineering fireman, assistant  
and gardener.

Dining:

Kitchen accommodation, pantries, stores, - capable of dealing  
with all the School requires.

Dining Hall seats 250.

Staff dining room seats 20.

(Maids' Hall and Dining Room in addition.)



Washing:

12 Separate Bathrooms.

2 large Bathrooms, each containing 25 baths-  
easily curtained or cubicled, if necessary.

Large Lavatories, with about 130 wash hand basins.

Air Raid Shelter: Large and safe air raid shelter  
(200-300 people).