



APPENDIX A "Project Mandate"

Agenda item number:
Date of issue:

Meeting: Programme Board

Date:

Report by: Jane Galilee

Job title: Property Officer

Service
:Central

Status:

Subject: TOILET REFURBISHMENT.

1 Purpose of report

To inform that the refurbishment of the St Marys and Wilton Road public toilets would cost £160,000 plus vat (inc an estimate for fees and asbestos removal). These costs have been specified and advised by Gleeds. The toilets have fallen behind modern standards of fittings and existing fittings are fast becoming life expired and costing more to maintain and repair.

To inform that the Leader and the Deputy Leader have asked that officers investigate modern toilet provision at appropriate locations throughout the Town Centre to serve all sections of the community and the towns visitors.

2 Recommendations

A budget of £160,000k plus vat (inc an estimate for asbestos removal and fees) is noted for the refurbishment of the existing toilets at St Marys and Wilton Road.

In order to investigate modern toilet provision as above a budget of £5,000 be approved for investigations.

3 Background

The current fixtures and fittings are life expired and very tired. The public perception of such facilities has altered over the years. They are costing more each year to repair and maintain.

Property have received recent complaints from customers that toilets are dirty and grubby, inspections have revealed that they are clean but complaints still received due to shabby appearance.

The toilets are “of an age” and have been left behind by all other organisations who provide customer toilets including retail units/supermarkets, public houses, restaurants and shopping centres.

The specifications in brief are to strip out all existing fixtures and fittings, ceilings, lights and tiles and replace with new modern materials. The doors will be repainted and floors re-grouted and deep cleaned.

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4 Legal, financial and IT implications

Financial expenditure implication;

- £160,000 plus vat (including and estimate for fees and asbestos removal) for refurbishment of the existing toilets.
- £5,000 to investigate modern toilet provision throughout the Town Centre

5 Initial Assessment of risk

The toilet attendant service which has been recognised in the past as an excellent service is suffering from poor old fashioned outdated life expired fixtures and fittings which needs to be rectified as soon as possible.

6 Equalities and diversity and staffing implication

Toilet service needs to be available for all members of the community.
