

APPENDIX A “Project Mandate”

Agenda item number: Date of issue: 29/04/16
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Meeting: Programme Board
Date: May 2016

Report by: David Blanchard Job title: Corporate Property Officer
Service : Central Services

Status: Not approved
Subject: Public Conveniences review

1 Purpose of report

To take forward the review of the existing provision of public conveniences in Melton Mowbray to its next stages, taking into account the poor condition of existing facilities, the relatively high running costs of the service, modern delivery methods available, financial constraints on the Council and views obtained from public consultation on public toilets undertaken over the last 2 years.

2 Recommendations

That the recommendations from the public conveniences task group and progress made on this project to date be noted as follows:

- A. That detailed plans are developed for 2 blocks of semi-automatic toilets at Wilton Road and St Mary’s Way car parks resulting in the demolition /partial demolition of the existing St Mary’s way facilities .
- B. That officers seek approval from Members for the existing toilets at Park Lane to be declared surplus and Members instruct officers to obtain the necessary planning advice (including obtaining of planning permission if appropriate) prior to disposal.
- C. Wilton Road toilets be prepared for disposal following the necessary approval by the Policy Finance and Administration Committee.

- D. The council work with the Melton BID to develop a proposed business incentive scheme.
- Officers seek a budget from Members for the planning and building consultancy works, (including planning permission for Park Lane circa £5k) to progress the project and enable disposal of Park Lane toilets.
 - A budget of £5k for the business case for x2 semi automatic toilets. Moving forwards with a new build option for the two sites and this be brought back to CSA & PFA with some design options, procurement options, costings , statutory searches etc to enable Members to make a decision to proceed with schemes subject to planning...
 - A total budget of £10k
- E. That this mandate for an estimated £225k be approved for inclusion in the capital programme for 2017/18 for the construction of Semi automatic toilets and that funding be finalised once the final construction costs are known and the business case prepared. .
- F. That the current unfunded capital programme item for the refurbishment of the existing toilets be removed from the programme

A survey undertaken by property in 2015 reported that the existing toilets are in need of refurbishment with a capital outlay in the region of £160k and expensive ongoing running costs. In the light of these projected capital costs and also the current financial climate, where the Council has a £900k shortfall over the next 3 years, the Leader and Deputy Leader requested a review of the public toilets provision in Melton Mowbray.

The review should consider alternative options for delivering the service, some public consultation and options available to the Council. It should also take into account the Council desire for Purple Flag accreditation, the town centre managers have informed that this is a self-assessment that requires a 24 hour provision of public toilets that is clearly accessible.

A public conveniences task group was set up to help steer the project, the task group met on the 6th April 2016 and made a number of recommendations to take the project forward. this mandate is for the work required going forward.

The toilets being considered are not fully automatic toilets- these have been discounted as not suitable for Melton needs. The semi automatic

toilets under consideration are similar to what we have already except that they have direct access from the street, no lobby areas, there are no button touch systems, they offer clean modular cubicles that are easy to clean and serviced by roving cleaners provided through a contract and offer lower running costs. The new proposed toilets would address certain issues such as the existing turnstiles and lobbies that provide difficult access particularly for push chair users. They also offer better solutions for parents wanting to accompany their children in the toilets and are better designed to withstand vandalism. They would need to be carefully designed to ensure the look is in keeping with tourism aspirations and the character of the town.

The operational issues for toilets have not yet been determined, however it is recognised that if the new proposals are implemented there will be no need for attended toilets and cleaning would be best provided through an outsourced contract. This is being managed appropriately with staff consulted as required.

The provision of public conveniences is a discretionary service and nationally there has been a reduction in provision of these facilities. Early estimates suggest that Service changes being investigated are likely to realise revenue savings in the region of £50k plus, the recommended changes would have an impact on staffing and is likely to result in a reduction in the current workforce. Officers are currently undertaking appropriate staff & Union consultation with support from Human Resources and they will continue to do so.

Financial Capital Out

Estimated Costs of provision of semi automatic toilets:

St Marys Way:

Design say £5k
Demolition £10k
Lay out car park £5k
Build x3 Units £90k

Total Capital Expenditure -£110k

Wilton Road:

Design say £5k
Underground Servicing £10k
Build x3 Units £90k

