

SOUTH HOLLAND DISTRICT COUNCIL

Report of: Portfolio Holder for Communities and Facilities and Executive Director - Place

To: Performance Monitoring Panel Wednesday, 29 January 2020

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Landlord Services Manager

Subject Public Toilet Reports

Purpose: To provide an update to the Performance Monitoring panel on the progress of feasibility works concerned the replacement or refurbishment of the public toilets.

Recommendation(s):

- 1) That the panel notes the content of the report.

1.0 BACKGROUND

- 1.1 The original brief from Cabinet was to consider the agreed option which was;
Option Two - Re-configure the current buildings to create individual cubicles which reduce the potential for ASB, include automatic locking doors and create a more modern and easy clean facility.
- 1.2 This option was proposed to address a number of the issues raised in the consultation as follows:
 - Removing the fear of ASB,
 - Allowing the toilets to be open longer whilst reducing the need for manual locking and unlocking each day
 - Creating clean and fresh toilet facilities that can be easily maintained
 - Reduce potential for vandalism
- 1.3 That the toilets of Spalding and Holbeach are re-configured and updated as suggested in recommendation option two.
- 1.4 The report further recommended that:
 - That the new public toilets are fitted with payment facilities to charge for users a minimum of 20p. That Vine Street toilets be decommissioned as a public toilet and an alternative use of this building be considered.
 - That capital funding for the recommended option be released from the Market Towns programme.
 - That the Executive Director for Place, in consultation with the portfolio holder for Place, be given delegated authority to complete any associated actions necessary to enable the commencement of re-configuring the toilets and initialising charges for use.
- 1.5 The option proposed, although requiring building works, does not require demolition of the building and was recommended as being the most effective and cost efficient option which

would also allow for the opportunity to be explored to incorporate commercial space within the buildings.

- 1.6 The report recommended that options appraisals were undertaken on the three public toilets blocks at Sheep Market and Winfrey Avenue Spalding and Church Road Holbeach. To assist the appraisal a site visit was made to Wisbech in Fenland District Council (FDC) who have installed the Healthmatic System systems in their market towns
- 1.7 The Wisbech site was considered comparable as the facilities proposed are similar to Winfrey Avenue and Sheep market where they situated off a public carpark.
- 1.8 FDC installed 5 toilets on this site, 2 male, 2 female and 1 disabled facility, that were retrofitted in an existing toilet block. With direct access off the pavement there is no lobby area for use as a meeting place which reduces the possibility of ASB. It was noted that the toilets at Holbeach would need to be remodelled to achieve this which will require planning consent.
- 1.9 FDC reported a number of issues which have arisen since the installation of the facilities approximately 6 years ago;
 - The electronic locking on the doors is frequently out of order and expensive to repair. Attempts have frequently been made to break into the mechanisms as money is thought to be there
 - Remote locking has not worked therefore they have reverted to locking in person. It was reported that people have frequently found ways to hold open the electronic door such as using a piece of card to stop the closing mechanism and return later to sleep inside which causes damage to the locking system
 - The hand wash system is expensive to maintain and repair when it breaks down which it was reported to do frequently.
 - The flooring was not laid on a proper base and already needs replacing.
 - The design and finish of the toilets has not worn as well as they had anticipated and consequently they have found that despite cleaning they do not appear clean and less hygienic for customers.
- 1.10 A site visit was not made to the Danfo option as the nearest location was Southend-on-Sea.
- 1.11 It is considered possible to achieve commercial space on the side of Sheepmarket with the possible creation of a small kiosk outlet. It is also possible to create a small space at Winfrey Avenue but this is dependent on what option is favoured as the module system service area and operational equipment (see attached) take significant space. Again this could be small kiosk outlet.
- 1.12 Any works to create retail space will require to include the costs of construction. The costs for fitting out any retail space are not included above.
- 1.13 No exploration of income from charging or commercial income has been undertaken to date

2.0 OPTIONS

2.1 To note the content of the report

3.0 REASONS FOR RECOMMENDATION(S)

3.1 Report to be noted

4.0 EXPECTED BENEFITS

4.1 As identified in the original report to cabinet

5.0 IMPLICATIONS

5.1 Crime and Disorder

5.1.1 It was anticipated that with the introduction of the proposed toilet system ASB levels would reduce. During the inspections of neighbouring districts, Fenland District Council advised that there has been no notable impact on the reduction of ASB levels.

5.1.2 During the visit to Fenland District Council they advised that the chute to dispose of sharps is used although needles are still found behind panels that are ripped off to secrete needles.

5.2 Equality and Diversity/ Human Rights

5.2.1 It has been identified that with the implementation of option two, the toilet facilities will be accessible for all.

5.3 Financial

5.3.1 All designs will be chargeable for use. This report has not estimated the income that could be generated.

5.3.2 Summary of three options and estimated prices based on two designs;

- Separate male and female toilets with fully disabled facilities and a baby changing station
- Separate male and female toilets and one fully disabled toilet facility, all with a baby changing station

Options	Sheepmarket		Winfrey	Holbeach	Structural Costs	Total
Danfo 2 disabled units	£72,000 (mid-point)		£72,000 (mid-point)	£57,500 (mid-point) No site visit	Included	£201,000
Danfo – 2 toilets and 1 disabled toilet	£93,500		£93,500	£93,500 No site visit	Included	£280,500

Healthmatic 2 disabled units	£69,000		£69,000	£69,000 Site visit was not done	Included	£207,000
Healthmatic 2 toilets and 1 disabled toilet	£86,000		£86,000	£86,000 Site visit was not done	Included	£258,000
Refurbishment – 2 disabled toilets	£76,500		£45,000	£40,000	Included	£161,500
Refurbishment – 2 toilets and 1 disabled unit	£81,500 Includes 8,000 for heating system		£50,000	£45,000	Included	£176,500

5.5.3 Additional notes on costings

5.3.1.1 The costs for fitting out any retail space are not included above.

5.3.1.2 The quotes on the modular systems are heavily estimated as both suppliers wanted assurance of works orders being placed in order to undertake a fully costed appraisal

5.3.1.3 Sheep Market currently has a heating system which needs to be maintained in the event that commercial space is utilised. The Danfo and Healthmatic options do not include heating.

5.4 Health & Wellbeing

5.4.1 Providing cleaner more hygienic facilities

5.4.2 Providing an accessible facility

5.4.3 Providing baby changing facilities

5.5 Reputation

5.5.1 More publicly acceptable and accessible facilities will be available.

5.6 Risk Management

5.6.1 There is a financial risk that the works as quoted are estimated and could increase as the modules will be retrofitted into an existing building. Changes to drainage and ventilation would be required.

5.6.2 No consideration has been made for works required to the fabric and the services of the building, this could incur further costs.

5.7 Safeguarding

5.7.1 Potentially reduced ASB.

5.8 Staffing

5.8.1 The module toilets are intended to be self-locking this could reduce staffing requirements. In practice though may not be a function that can be relied upon.

5.9 Towns Centres

5.9.1 This project sits within the Town Centre initiative.

Background papers:- N/A.

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Key Decision: N

Exempt Decision: N

This report refers to a Discretionary Service

Appendices attached to this report:

Appendix A Photographs of modular toilet facilities

Appendix B Plan of a Changing Facility

Appendix A



MODULET, IN-BUILD MODULES

– The Unique In-built System for Public Toilets

The Modulet system consists of three different modules: WC, Disabled WC and Urinal. These modules can be combined into an optional number of cubicles in both existing or new public conveniences.

The installation walls are prefabricated and installed in an existing building.

All functions such as soap and hand wash are recessed into the wall and sensor controlled – hygienic and reliable. The Modulet system has been specially designed to withstand the wear that public toilets are often exposed to. The materials are carefully chosen for easy cleaning and graffiti removal and to prevent misuse.



Appendix B

