



<b>REPORT TO:</b>	Performance Monitoring Panel
<b>DATE:</b>	15 <sup>th</sup> June 2022
<b>SUBJECT:</b>	Public Conveniences refurbishment
<b>PURPOSE:</b>	To update the Performance Monitoring Panel on progress with maintenance improvements works to existing public toilet facilities across the District
<b>KEY DECISION:</b>	<i>No</i>
<b>PORTFOLIO HOLDER:</b>	Cllr Rodney Grocock – Portfolio Holder for Assets and Planning
<b>REPORT OF:</b>	Andy Fisher - Assistant Director – General Fund Assets
<b>REPORT AUTHOR:</b>	Marc Whelan – Strategic & Operational Property Manager
<b>WARD(S) AFFECTED:</b>	All
<b>EXEMPT REPORT?</b>	<i>NO</i>

#### **SUMMARY:**

Over the past few months maintenance and improvement works to the Councils public conveniences have been undertaken and further works are planned. This follows recommendations set out in the Public Toilet Task and Finish Group report on Public Conveniences. Recommendations in the concluding report from the Task and Finish Group relating to a programme of improvement works through to 2025 were subsequently approved by Cabinet on the 29<sup>th</sup> October 2019. These are the works that are now planned or already underway or completed,

In addition to physical works there have also been a number of improvements made to the process of reporting issues and repairs, increased and improved cleaning schedules, and further research into how best to continue to provide good quality public toilets to the residents of, and visitors to, South Holland.

As a consequence of the pandemic and the closure of facilities the programme of refurbishment works in some cases was paused and certain works remain to be done but good progress has been made particularly this year. An initial delay in availability of materials and contractor availability post lifting of lockdown in late 2021 has largely now been addressed and works now undertaken or in the process of being done. Where works are planned for example on Sheepmarket toilets in Spalding design work is well advanced and funding set aside in the

Council's approved budget to undertake these works. Works to these facilities have/will be funded from a combination of capital budget allocations and planned maintenance revenue budgets. This report is intended to provide an update for Panel as at the end of May 2022.

## RECOMMENDATIONS

*Panel to note the update provided in this report*

## REASONS FOR RECOMMENDATIONS

*In order that Panel is kept updated with this interim report with a further report on progress to follow as required by Panel.*

## OTHER OPTIONS CONSIDERED

*Not Applicable*

## 1. BACKGROUND

**1.1** *The Council has eight public toilets, some more modern than others and some requiring a greater level of intervention and works than others. Some facilities suffer greater from vandalism than others and some are of more modern construction than others. The summary below provides Panel with an update on each of the facilities*

## 2. REPORT

### 2.1 - Vine Street

Repairs and painting overall cost was **£3,000** – Completed January 2022

### 2.2 - Long Sutton

A four week programme completed w/c 14<sup>th</sup> February. Offer made to Long Sutton Parish Council to see if they would be interested in taking ownership. The Parish Council have confirmed this isn't presently of interest to them. Cost of works - **£5,115**

### 2.3 - Winfrey Ave

A four-week programme completed early March 2022. Still having some minor vandalism around the disabled facility at night with door being forced open. Provision of reinforced lock to minimise damage caused to interior. Overall net cost was **£9,020**. Option of CCTV being installed in proximity if vandalism issues continue.

### 2.4 - Donington

Started w/c 28<sup>th</sup> February, works still on going, anticipated completion w/c 25<sup>th</sup> April due to some delays with the vanity units the project was set back but with completion mid May. This was not just refurbishment works it included structural repairs to female toilet section. Discussion well advanced with Donington Parish Council to take over this facility on

completion of works. Total cost **£19,809** with a contribution to works linked to potential transfer to the Parish Council.

## **2.5 - Holbeach Toilet refurb**

A 7 week project starting 9<sup>th</sup> May 2022. This is a remodelling project as well as refurbishment at a total cost of **£28,500**. Holbeach Town Centre Improvement Fund is contributing up to 50% towards these costs.

## **2.6 - Sheep Market**

This is at design stage, looking at total rebuild option. Changing places grant bid approved which will provide £50,000 towards this project which will include a Changing Places facility. Programme of works to be undertaken during 2022-23 subject to planning approval and a full tender process. Budget allocation approved in the Councils approved Budget of £200,000.

## **2.7 - Ayscoughfee Gardens**

Preliminary works started 23<sup>rd</sup> May. This is a 12 week programme, including a refurbished and improved café, revamped toilets and a new Changing Places facility of which a grant was recently approved by Government for £50,000. The overall project which include a fundamental refurbishment of the existing public conveniences is being funded by a combination of s106 monies, approved capital allocations in the Council's approved budget and from the Town Centre Improvement Fund, Total capital project budget approved of **£135,000** of which a proportion is attributed to the toilet refurbishment.

## **2.8 - Changing Places**

As mentioned above a Changing Places funding bid to Government was successful. A total of £150,000 has been allocated for 3 schemes across the District, £50,000 per project. Works to create the first Changing Places facility is underway at Ayscoughfee, with a proposal for Sheepmarket to be the next in the programme and a facility in Holbeach (location as yet to be determined) to follow.

## **2.9 – Crowland**

Survey complete. Schedule of works being prepared and looking to a September 2022 start date for works.

## **3. CONCLUSION**

- 3.1** *Significant progress has been made across the District on facilities requiring investment with works to Sheepmarket toilets and Crowland to now follow. Subject to Panel's advice a further report to follow once progress has been made with these schemes together with an update on Changing Place grant funding projects.*

## **4. EXPECTED BENEFITS TO THE PARTNERSHIP**

- 4.1** *The benefits of having clean, safe and modern conveniences for the public and the Councils is of huge importance to ensure residents have facilities in districts that are fit for purpose*

## **5. IMPLICATIONS**

### **5.1 SOUTH AND EAST LINCOLNSHIRE COUNCILS PARTNERSHIP**

5.1.1 *The Changing Places bidding process where the three Councils secured £660,000 of grant funding across 15 locations was prepared and submitted utilising resource and expertise across the partnership.*

### **5.2 CORPORATE PRIORITIES**

5.2.1 *Your Place*

### **5.3 STAFFING**

5.3.1 *No direct impacts other than the use of in house staff to manage the refurbishment programme.*

### **5.4 CONSTITUTIONAL AND LEGAL IMPLICATIONS**

5.4.1 *Procurement of works following due process as set out in the Councils Contract Regulations.*

### **5.5 DATA PROTECTION**

5.5.1 *None*

### **5.6 FINANCIAL**

5.6.1 *All works budgeted either through the agreed capital programme or revenue based planning maintenance programme.*

### **5.7 RISK MANAGEMENT**

5.7.1 *All on site working will be accompanied with method statements and appropriate risk logs.*

### **5.8 STAKEHOLDER / CONSULTATION / TIMESCALES**

5.8.1 *A programme of communications briefings have and will continue to be provided and key stakeholders identified and notified such as Parish Councils and local Ward Members.*

### **5.9 REPUTATION**

5.9.1 *This will continue to help build the reputation of the District Council as we refurbish these public conveniences in a timely manner*

### **5.10 CONTRACTS**

5.10 *Contractors are procured to ensure best value for the Council*

### **5.11 CRIME AND DISORDER**

5.11.1 *Improved facilities should help deter anti-social behaviour but monitoring will continue on a like for like basis. Trials of different locks will be tried to see if ASB can be further discouraged.*

### **5.12 EQUALITY AND DIVERSITY/ HUMAN RIGHTS/ SAFEGUARDING**

5.12.1 *To ensure everyone has the same access to facilities across the district*

## 5.13 HEALTH AND WELL BEING

5.13.1 *Access to improved facilities can only assist with health and well being of residents and visitors to our towns.*

## 5.14 CLIMATE CHANGE AND ENVIRONMENTAL IMPLICATIONS

5.14.1 *None*

## 5.15 LINKS TO 12 MISSIONS IN THE LEVELLING UP WHITE PAPER

*Health and Wellbeing, Pride in Place, Reducing Crime*

<b>MISSIONS</b>	
<b>This paper contributes to the follow Missions outlined in the Government’s Levelling Up White paper.</b>	
<b>Living Standards</b>	By 2030, pay, employment and productivity will have risen in every area of the UK, with each containing a globally competitive city, with the gap between the top performing and other areas closing.
<b>Research and Development</b>	By 2030, domestic public investment in Research & Development outside the Greater South East will increase by at least 40% and at least one third over the Spending Review period, with that additional government funding seeking to leverage at least twice as much private sector investment over the long term to stimulate innovation and productivity growth.
<b>Transport Infrastructure</b>	By 2030, local public transport connectivity across the country will be significantly closer to the standards of London, with improved services, simpler fares and integrated ticketing.
<b>Digital Connectivity</b>	By 2030, the UK will have nationwide gigabit-capable broadband and 4G coverage, with 5G coverage for the majority of the population.
<b>Education</b>	By 2030, the number of primary school children achieving the expected standard in reading, writing and maths will have significantly increased. In England, this will mean 90% of children will achieve the expected standard, and the percentage of children meeting the expected standard in the worst performing areas will have increased by over a third.
<b>Skills</b>	By 2030, the number of people successfully completing high-quality skills training will have significantly increased in every area of the UK. In England, this will lead to 200,000 more people successfully completing high-quality skills training annually, driven by 80,000 more people completing courses in the lowest skilled areas.
<b>Health</b>	By 2030, the gap in Healthy Life Expectancy (HLE) between local areas where it is highest and lowest will have narrowed, and by 2035 HLE will rise by 5 years.
<b>Wellbeing</b>	By 2030, well-being will have improved in every area of the UK, with the gap between top performing and other areas closing.
<b>Pride in Place</b>	By 2030, pride in place, such as people’s satisfaction with their town centre and engagement in local culture and community, will have risen in every area of the UK, with the gap between the top performing and other areas closing.
<b>Housing</b>	By 2030, renters will have a secure path to ownership with the number of first-time buyers increasing in all areas; and the government’s ambition is

	for the number of non-decent rented homes to have fallen by 50%, with the biggest improvements in the lowest performing areas.
<b>Crime</b>	By 2030, homicide, serious violence, and neighbourhood crime will have fallen, focused on the worst-affected areas.
<b>Local Leadership</b>	By 2030, every part of England that wants one will have a devolution deal with powers at or approaching the highest level of devolution and a simplified, long-term funding settlement.

## 6. ACRONYMS

6.1 (Use this section to explain any acronyms used in the body of the report. If none, insert the word 'none'.)

<b>APPENDICES</b>	
<i>(If none then insert the word 'None' and delete the below text/boxes).</i>	
Appendices are listed below and attached to the back of the report: -	
APPENDIX A	None
APPENDIX B	None
APPENDIX C	None

<b>BACKGROUND PAPERS</b>	
<i>(If none then insert the working 'No background papers as defined in Section 100D of the Local Government Act 1972 were used in the production of this report.' Also delete the below text/boxes.)</i>	
Background papers used in the production of this report are listed below: -	
<b>Document title</b>	<b>Where the document can be viewed</b>
<i>No background papers as defined in Section 100D of the Local Government Act 1972 were used in the production of this report</i>	N/A

<b>CHRONOLOGICAL HISTORY OF THIS REPORT</b>	
<i>(If none then insert the wording 'A report on this item has not been previously considered by a Council body'. Also delete the below text/boxes.)</i>	
<b>Name of body</b>	<b>Date</b>
<b>Cabinet</b>	<b>29/10/2019</b>

<b>REPORT APPROVAL</b>
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