

REPORT TO CABINET

REPORT OF: CORPORATE DIRECTOR (COMMUNITY SERVICES)

REPORT NO: DCS15

DATE: 7TH MARCH 2005

TITLE:	PROVISION OF PUBLIC CONVENIENCES- GRANTHAM
FORWARD PLAN ITEM:	YES
DATE WHEN FIRST APPEARED IN FORWARD PLAN:	NOVEMBER 2004
KEY DECISION OR POLICY FRAMEWORK PROPOSAL:	YES

COUNCIL AIMS/PORTFOLIO HOLDER NAME AND DESIGNATION:	Councillor Peter Martin-Mayhew
CORPORATE PRIORITY:	Priority A: Town Centre Development and Grantham As A Sub-Regional Centre
CRIME AND DISORDER IMPLICATIONS:	Design and location and management of facilities may have impact on Anti Social Behaviour
FREEDOM OF INFORMATION ACT IMPLICATIONS:	
BACKGROUND PAPERS:	Cabinet Report – 12th July 2004.

1.0 INTRODUCTION AND SUMMARY

- 1.1 The purpose of this report is to consider the location of toilet facilities in Grantham following the successful completion of the toilets in Red Lion Square Stamford.
- 1.2 It is understood that there are a wide range of views about the best location to locate the facilities in Grantham but the final choice is constrained by the availability of a suitable site, with preference being given to sites already in Council ownership.
- 1.3 In making a recommendation about the location consideration has been given to comments made by the Working Group of the Environment Development Scrutiny Panel (Held on 30th November 2004), the recommendations of the Environment Development Scrutiny Panel (Held on 18th January 2005) the comments of the Grantham Local Area Assembly (Held on 25th January 2005) and an evaluation undertaken by the Property Services Section into construction and development costs of available sites and buildings.

2.0 RECOMMENDATIONS

- 2.1 **To consider the recommendations of the Environment DSP (18th January 2005) as set out in paragraph 3.2 of this report.**
- 2.2 **To approve Grantham Bus Station as the most suitable site for the provision of attended toilets in Grantham.**
- 2.3 **To approve the costs of refurbishment estimated to be £125,000 in 2005/2006.**
- 2.4 **To the additional cost of providing an attended facility in Grantham will be contained within the 2005/2006 budget allocation. Should any additional budget be required in 2006/2007 this will be identified in the 2006/2007 budget round.**

3.0 DETAILS OF REPORT

- 3.1 On the 12th July 2004 Cabinet approved a report entitled Public Conveniences- Policy For Town Centre Provision. The General Policy set out the following standards for all future town centre toilet provision.

Policy Heading	Evidence/ Reasoning
One provision per town centre	Costing implications
Charging policy	Market research suggests charging deters ant-social behaviour. It is proposed to charge 20p per user with free admission for children accompanied by an adult, free admission for use of the baby change

	and 20p for out of hours facility. RADAR access will be available for disabled users.
Additional toilet provision (or additional opening hours) to be funded via local taxation (Town/Parish Council)	District Council will provide one provision and operate at core opening times only. Any additional provision will be funded at a local level.
Core opening hours to be: Monday to Saturday 8am-6pm Sundays and Bank holidays 10am – 4pm Closed Christmas day, Boxing day and new year's day.	It is suggested the core times shown are the minimum operating times and variations applied accordingly where necessary. (eg. retail opening times)
Out of hours facility to be included where possible within the building design.	Evening economy may necessitate a facility that operates outside of the core opening times.

- 3.2 At the meeting of the Environment Scrutiny Panel held on 9th November 2004 it was agreed that a working group be established to consider the location of an attended toilet in Grantham. The Working Group met on the 30th November 2004.

The recommendations of the Group were subsequently supported by the Environment Scrutiny Panel at the meeting held on the 18th January 2005. Accordingly the Environment D.S.P submit the following recommendations to Cabinet for consideration.

- Rec.1. The Guildhall Arts Centre, Abbey gardens be recommended as the location for an attended toilet in Grantham.
- Rec2. A conservatory style /glass extension to this site could be incorporated in its refurbishment.
- Rec.3 That CCTV coverage of the entrance to the facility is of vital importance to the public's safety.
- Rec.4 The attended toilet should be signposted comprehensively throughout the Town with signs indicating the average travel time to the facility.
- Rec.5 The closed toilet at London Road should be demolished.

- 3.3. In addition the Grantham Local Area Assembly discussed the location of the toilets at the meeting held on the 24th January 2005 and voted the Bus Station as the favoured location ten votes to one. The Town Centre Management Partnership has not considered the matter formally.

- 3.4 A technical evaluation has been undertaken of both Abbey Gardens and the Bus Station drawings for both schemes are attached as Appendix 1 and 2. A summary of the schemes is set out below.

Abbey Gardens

Approximate floor area	62 M ²
Estimated Cost	£93,000 (Including all fees)
Provision	<ul style="list-style-type: none"> • Female – 5wc-3whb. • Male-2wc+trough+3whb. • Attendant. • Baby change. • 24 hour facilities for disabled people not possible due to the erection of railings and gates to improved security of Council Offices.
Advantages	<ul style="list-style-type: none"> • Centrally accessible, adjacent to Council Offices. • Less expensive than Bus Station. • Provides toilet facility for general public visiting SKDC offices.
Disadvantages	<ul style="list-style-type: none"> • Away from shops . • Smaller footprint and limited facilities • Some conflict with Call Centre proposals/building works and access to theatre stage door. • 24 hour access not possible due to improved security proposals including fence and gates to secure Abbey gardens when SKDC offices are closed.

Bus Station

Approximate floor area	82m ²
Estimated Cost	£125,000 (Including all fees)
Provision	<ul style="list-style-type: none"> • Male-2wc+trough+3whb • Female –7wc+5whb • 24 hour • Disabled 24 hour provision • Baby change • Attendant Office
Advantages	<ul style="list-style-type: none"> • Central location, close to main shops and accessible for public transport and coach travel users. High footfall. • Larger footprint available and more substantial facilities. • Unrestricted access to 24 hour and to facilities for people with disabilities. • Full-time attendant also provides possibility for some on-site management of the Bus Station. • Would improve Bus Station facilities generally needed to promote bus usage.

Disadvantages	<ul style="list-style-type: none"> • More expensive than Abbey Gardens. • The building is occupied by the Council on a leasehold basis. The lease has 18 years remaining. • Restricted access when the Morrison store is closed with access from Wharf Road only.
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3.5 The technical evaluation indicates that the Bus Station has the potential to provided larger facilities in an area of the Town where there is considerably higher footfall. In addition it seems logical to provide facilities in a location where large numbers of people are either waiting for transport or completing bus journeys from across the district.

4.0 FINANCIAL IMPLICATIONS

4.1 The Council's Capital Programme includes a sum of £200,000 to meet the capital costs of refurbishing the toilets in Grantham. It is expected that the work will be completed by October 2005 subject to agreement with the Morrisons who own the site.

4.2 If the facilities open in October 2005 the cost of providing an attended facility will be contained in the 2005/2006 budget. If any additional costs are required they will be identified in the 2006/2007 budget round.

5.0 COMMENTS OF DIRECTOR OF FINANCE AND STRATEGIC RESOURCES

5.1 I agree with the recommendations made in this report.

6.0 COMMENTS OF CORPORATE MANAGER DEMOCRATIC AND LEGAL SERVICES (MONITORING OFFICER)

6.1 No comments other than the Council's leasehold interest in the site will expire on 20th June 2023.

7.0 CONCLUSIONS

7.1 There is a great deal of public interest and expectation about when the issue of providing attended toilets is going to be resolved. The issue of location has been discussed internally and in the public domain, and opinion is divided. The technical evaluation clearly indicates that the Bus Station offers the greatest potential to provide quality facilities. Refurbishment at the Bus Station will result in toilets being provided at a location where perhaps people would most expect to find toilets and would have the advantage of being in a high footfall area. Furthermore, recently approved plans for additional security measures for Abbey gardens, including extended railings and gates will restrict access at the site to office opening hours only. The specified requirement for a 24 hour facility will therefore not be possible at Abbey gardens.

7.2 If Cabinet approve this work it is expected, that subject to agreement with Morrisons, work could be completed at the Bus Station in October 2005.

CONTACT OFFICER

John Pell
Corporate Director (Community Services)
01476 406510 email: j.pell@southkesteven.gov.uk