



**SOUTH
KESTEVEN
DISTRICT
COUNCIL**



Rural and Communities Overview and Scrutiny Committee

11th October 2023

Report of Councillor
Cabinet Member for Environment and
Waste

Update on Changing Places Toilet Facilities Project

Report Author

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Purpose of Report

To provide the Committee an update regarding the Changing Places Toilets facilities project across the district.

Recommendations

The Rural and Communities Overview and Scrutiny Committee is asked:

- 1. To review the progress being made to deliver the Changing Places Toilets facilities project.**

Decision Information

Does the report contain any exempt or confidential information not for publication?

No

What are the relevant corporate priorities?

Growth and our economy
Healthy and strong communities

Which wards are impacted?

Bourne East, Grantham St Vincents, Grantham Earlesfield, Stamford St Marys

1. Implications

Taking into consideration implications relating to finance and procurement, legal and governance, risk and mitigation, health and safety, diversity and inclusion, safeguarding, staffing, community safety, mental health and wellbeing and the impact on the Council's declaration of a climate change emergency, the following implications have been identified:

Finance and Procurement

- 1.1 Based on the feasibility exercise undertaken the project will require £267,156 to complete the works at all four identified locations.

The latest costing estimates are:

| | |
|-------------------------------|-----------------|
| Grantham Meres Leisure Centre | £63,656 |
| Grantham Wyndham Park | £68,500 |
| Cattlemarket Stamford | £70,000 |
| Bourne South Street | £65,000 |
| Total | £267,156 |

SKDC currently has the following funding allocated:

| | |
|--------------------------|-----------------|
| Government grant funding | £160,000 |
| Stamford SEA | £20,000 |
| Grantham SEA | £28,500 |
| SKDC budgets | £58,656 |
| Total: | £267,156 |

- 1.2 Once works are completed, advice from the Changing Places support team has confirmed an expected increase in the annual running costs associated with the

maintenance and servicing of any lifting and specialist equipment. This is anticipated to be in the region of an additional amount of £1,000 per annum per location. In respect of the Bourne facility, this cost will be met by the Town Council. In respect of the Meres Leisure Centre, this cost will be met by Leisure SK Ltd. The other two facilities will be maintained by the District Council.

Completed by: Richard Wyles, Deputy Chief Executive and s151 Officer

Legal and Governance

- 1.3 The project funding is awarded by the Department for Levelling Up, Housing and Communities, and SKDC must provide quarterly updates upon progress to retain grant funding.
- 1.4 No works contract is yet in place, but this will be reviewed on a monthly basis, there are no current legal implications.

Completed by: Graham Watts, Assistant Director of Governance and Monitoring Officer

Risk and Mitigation

- 1.5 Risks identified include not being able to bring the project in within the required timescale due to having multiple locations and initial design works showing the selected options as being economically non-viable, relative to available budget.
- 1.6 Construction risks will be reviewed monthly as part of the project and mitigation identified where possible.
- 1.7 Further risk is provided due to the demand of specialist contractor availability, with funding being lost on the 31st March 2024 and authorities pressing to deliver these projects.

Tracey Elliott – Governance and Risk Officer

2. Background to the Report

- 2.1 In July 2021 the Department for Levelling Up, Housing and Communities announced the opening for Expressions of Interest bids for a share of a £30M pot to provide Changing Places toilets in existing, publicly accessible buildings.
- 2.2 The funding itself had been announced some months previously and consultation with relevant groups across the district was carried out to determine the preferred locations of the people who would use a Changing Places facility and their carers.

- 2.3 Changing Places toilets are larger accessible toileting facilities for severely disabled people, with equipment such as hoists, curtains, adult-sized changing benches and space for carers.
- 2.4 In March 2022 the Department for Levelling Up, Housing and Communities (DLUHC) informed the Council that its bid had been successful and that it had been awarded the maximum £160,000. This was reported at Cabinet on 29 March 2022
(<http://moderngov.southkesteven.gov.uk/documents/g4155/Printed%20minutes%2029th-Mar-2022%2014.00%20Cabinet.pdf?T=1>)
- 2.5 The funding is awarded to cover a two-year period for completion of the project. DLUHC has confirmed that the funding will need to be incurred by 31 March 2024 to avoid any of the funding being returned.
- 2.6 Following a number of location changes amendments due to construction and financing challenges, the following is the final location listing for the four facilities:
- South Street public toilets, Bourne (In partnership with Bourne Town Council)
 - Meres Leisure Centre, Grantham (project delivered)
 - Wyndham Park, Grantham
 - Cattlemarket Stamford
- 2.7 Initial scheme designs have been provided to the Changing Places support team to review the proposals and provide feedback on the designs prior to procurement of the works. From the sites, identified, South Street and Wyndham Park will require construction modifications to existing buildings whilst the Cattlemarket location will consist of a specific modular solution that will be installed directly on site.
- 2.8 Feasibility works have been undertaken over a period of time to ensure the operational and logistic elements of each site can be achieved. The ongoing challenge has been the rising costs in the construction and materials sector whilst the funding from Government remains fixed at a capped figure of £40,000 per location irrespective of the actual delivery costs. To meet this funding gap and to try to ensure all four sites can be delivered discussions have taken place with Town Councils to contribute towards the gap. Bourne Town Council has agreed to take full responsibility of the Changing Places facility once the equipment has been installed.
- 2.9 Discussions with Stamford Town Council have been positive and a financial contribution of £20,000 has been agreed which will contribute towards the installation of the facility. Thereafter the ongoing responsibility will remain to the District Council. It is proposed that the £20,000 contribution will be deducted from the Stamford Special Expense Reserve (which is currently being held by the District Council).

Updated Position for each identified location

South Street Bourne

At their meeting on 7th February 2023 Cabinet approved the freehold transfer of the former public conveniences site at South Street Bourne and since that time the legal process has been taking place to ensure a smooth freehold handover. Following the transfer, works will then take place for the installation of the Changing Places facility prior to formal handover to Bourne Town Council who will then assume responsibility for ongoing maintenance of the facility. However at the time of compiling this report, the legal transfer has still not taken place which is putting pressure on the time now available to undertake the adaptation works before 31 March 2024.

Wyndham Park Grantham

Following a feasibility study a preferred location has been confirmed at Wyndham Park that fulfils the needs of the grant conditions and will ensure a facility can be provided. Preliminary works are now underway and it is anticipated that the facility will be operational by February 2024. The funding shortfall will be met from Grantham's Special Expense Reserve.

Cattlemarket Stamford

Following months of feasibility studies, the preferred location for the facility has been identified adjacent to the Cattlemarket pay and display car park. The proposal is for a modular facility that will be sited adjacent to the pedestrian walkway heading to the Meadows. The proposed funding of this facility will be sourced from external grant, Council funding and Stamford SEA contribution.

3. Key Considerations

- 3.1 This report is to provide Members with an update on progress and provide assurance that there are substantial governance arrangements in place.

4. Other Options Considered

- 4.1 None – funding availability is for Changing Places toilet facilities specifically and is therefore ring fenced accordingly.

5. Reasons for the Recommendations

- 5.1 To provide an update, there are no recommendations for the Committee.

6. Consultation

- 6.1 Consultation was carried out with disabled groups (physical, learning and multiple disabilities), carers groups, sports and leisure groups for the disabled, older persons care organisations, community groups and town councils. Locations have

been amended to meet the needs of the individuals for whom these facilities will be provided following feedback received.

7. Background Papers

7.1 Finance, Economic Development and Corporate Services Committee Changing Places Reports

[moderngov.southkesteven.gov.uk/ieListDocuments.aspx?CIId=664&MIId=4263&Ve
r=4](http://moderngov.southkesteven.gov.uk/ieListDocuments.aspx?CIId=664&MIId=4263&Ve
r=4)

[Update on Changing Places Toilet Facilities Project.pdf \(southkesteven.gov.uk\)](#)