

DECISION ITEM

| REPORT OF | MEETING | DATE | ITEM NO |
|--|----------------------------------|---------------|---------|
| DEVELOPMENT SERVICES DIRECTORATE | OPERATIONAL MANAGEMENT COMMITTEE | 10 MARCH 2020 | 5 |
| PLEASANT STREET PUBLIC CONVENIENCES REFURBISHMENT | | | |

PUBLIC ITEM

This item is for consideration in the public part of the meeting.

SUMMARY

This report details the approved plan to refurbish the public conveniences facility on Pleasant St, Lytham, to clear all current fixtures from ladies, gents and disabled units, deep clean and repair all surfaces and reinstate modern fixtures. New time-controlled doors will be fitted as well as entry turnstiles to ladies and gentlemen's units to enable payment to be collected from customers which will contribute to the upkeep of the facility.

RECOMMENDATIONS

The committee is recommended:

1. Subject to the decision made at Budget Council on 4th March 2020, to approve the expenditure from the 2020/21 capital scheme for the refurbishment of Pleasant Street public conveniences and to award the contract for works up to the value of £82,000 to the contractor nominated through a tender process via the Chest. Details of the winning tender and the quoted value of work will be supplied to Committee members prior to the meeting of 10th March 2020; and
2. To agree that, following the refurbishment of the conveniences, the usual fee of £0.20 per visit will be applied in respect of the Pleasant St public conveniences.

SUMMARY OF PREVIOUS DECISIONS

[Operational Management Committee, 31st May 2016](#)

Resolved:

To approve commencement of the works to upgrade the North Promenade Car Park Public Conveniences and to approve capital expenditure of up to £84,000 for this purpose. This scheme was included within the approved Capital Programme for delivery in 2016/17

[Operational Management Committee, 14th January 2020](#)

Resolved:

To support the capital bids relevant to the Committee's Terms of Reference (in the order of priority as detailed in Appendix A of the report) for further consideration by the Budget Working Group.

| CORPORATE PRIORITIES | |
|--|---|
| Spending your money in the most efficient way to achieve excellent services (Value for Money) | ✓ |
| Delivering the services that customers expect of an excellent council (Clean and Green) | ✓ |
| Working with all partners (Vibrant Economy) | |
| To make sure Fylde continues to be one of the most desirable places to live (A Great Place to Live) | ✓ |
| Promoting Fylde as a great destination to visit (A Great Place to Visit) | ✓ |

REPORT

BACKGROUND

1. There is no statutory requirement to provide public conveniences. However, the Public Health Act 1936 allows local authorities to 'provide sanitary conveniences in proper and convenient situations.'
2. In 2005, in response to the Disability Discrimination Act (now covered by the Equalities Act), all Council-owned public conveniences were reviewed to assess whether they complied with legislation. Members took the decision, based on available finances, to upgrade 9 facilities and keep open a further 2 (Pleasant St in Lytham and Church St in Kirkham) that were compliant. Three facilities were closed though one of these, North Promenade, was subsequently upgraded and reopened in 2016. Wrea Green public convenience was transferred to the Parish Council. The new Splash Park public conveniences are due to be installed and opened before Easter 2020.
3. The 10 upgraded facilities charge for use of standard units. The charge is currently set at £0.20. Customers who hold a RADAR toilet key have complimentary use of the facilities.
4. The physical structure of Pleasant St public convenience in the centre of Lytham is in good condition and well maintained by the council. The toilets are well used with the internal facilities maintained to an acceptable operational standard through a cleansing contract with Danfo. Despite this, the fixtures and fittings have not been updated for some considerable time and have deteriorated so are now in a poor and unattractive condition and unlike most of the Council operated public conveniences, no income is generated to contribute towards the cleaning and maintenance of the facilities.
5. A capital bid was considered by the Operational Management Committee to refurbish Pleasant St public convenience, including the installation of turnstiles to enable payment to be made to use the facility, on 14th January 2020 and was supported by members of the committee for the capital funding to be allocated for the suggested works. The project was included as part of the 200/21 capital budget proposal to be considered at Budget Council on 4th March 2020.

REFURBISHMENT SPECIFICATION

6. The specification for the refurbishment works is set out in Appendix 1. New fixtures will be installed which are vandal proof where possible, will use less water and be more energy efficient. Toilet cisterns will have sensor controlled flush buttons and entrance doors will have timed opening and closing. Baby changing units will be installed in each of the three units (ladies, gents and disabled). All retained surfaces will be deep cleaned, painted and repaired as required. The new turnstiles will initially only accept cash payment but have been specified to enable future retrofitting of a card reader to enable cashless payments.

PROCUREMENT

7. Officers from the Technical Services team have led the procurement process. The tender has followed the 'closed tender procedure' whereby 4 selected contractors are invited to tender for the works, using the CHEST procurement portal. The works contract will be a Joint Contracts Tribunal (JCT) Minor Works Building Contract and the closing date for the tenders was March 4th 2020.
8. The evaluation of the bids will be based on the 'most economically advantageous tender' and scored 70/30 price/quality. Indicative procurement timescales are below:
 - Award of Contract From 16th March 2020

- Commence on Site From 20th April 2020
- Completion By 22nd May 2020

The dates for the work to be carried out avoids the key school holiday periods of Easter and Summer Half Term while ensuring work is completed before the main summer tourist season starts.

- At the time of drafting this report the tender process was ongoing. The deadline to receive tenders was 4th March 2020 and it is intended that they will be reviewed by 6th March to select the successful tender. Details of the winning tender will be forwarded to Committee members prior to the meeting on 10th March 2020.

FINANCIAL IMPLICATIONS

- Subject to the meeting of Budget Council on 4th March 2020, the approved Capital Programme will include a sum of £82,000 in 2020/21 for the refurbishment of Pleasant St public conveniences.
- The budgeted amount of £82,000 was based on an estimate provided by Danfo, the price of the successful tender will be communicated to the committee ahead of the meeting. The Danfo estimate is set out in Figure 1.

| Description | Estimate £000 |
|--------------------------------|------------------|
| Ladies Refurbishment | 26 |
| Gents Refurbishment | 22 |
| Disabled Refurbishment | 7 |
| BWIC Costs | 15 |
| Turnstile purchase and install | 12 |
| Total | 82 |

Figure 1 budget quote costings

CONCLUSION

- To enable the refurbishment works to be completed prior to the 2020 summer season the Operational Management Committee is asked to award the contract to the preferred contractor selected through the tender procedure.
- To enable income to be generated via the new turnstile system, to agree that the usual fee of £0.20 per visit will be applied to Pleasant St public convenience.

| IMPLICATIONS | |
|---|--|
| Finance | This report requests approval that, subject to the decision to be made at Budget Council on 4 th March 2020, to approve the expenditure from the 2020/21 capital scheme for the refurbishment of Pleasant St public conveniences and to award the contract for works budget, up to the value of £82,000 to the contractor nominated through a tender process via The Chest. Following the refurbishment of the conveniences it is further proposed that the usual fee of £0.20 per visit will be applied in respect of the Pleasant St public conveniences. |
| Legal | None |
| Community Safety | None |
| Human Rights and Equalities | None |
| Sustainability and Environmental Impact | There is predicted to be reduced water and electric consumption at this facility. |
| Health & Safety and Risk Management | None |

| LEAD AUTHOR | CONTACT DETAILS | DATE |
|--------------|--|------------------|
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| BACKGROUND PAPERS | | |
|-------------------|------|--------------------------------|
| Name of document | Date | Where available for inspection |
| | | |

Attached documents

Appendix 1 Pleasant St Briefing Document