

DECISION ITEM

REPORT OF	MEETING	DATE	ITEM NO
TECHNICAL SERVICES	FINANCE AND DEMOCRACY COMMITTEE	NOVEMBER 25 TH 2019	10
SPLASH PARK TOILET FACILITIES & PERIMETER FENCING			

PUBLIC ITEM

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

SUMMARY

At the meeting of the Operational Management Committee held on 12 November 2019, consideration was given to a proposed capital scheme to provide essential improvements at the Splash Park facility located in the St Anne's Promenade Gardens.

The Operational Management Committee resolved to seek the approval of the Finance and Democracy Committee to fund the scheme in the current 2019/2020 capital programme.

The report outlines the details of the project considered by the Operational Management committee.

RECOMMENDATIONS

The Committee is requested to:

1. Approve an addition to the Capital Programme for 2019/20 in the sum of £185,000 in relation to the provision of toilet facilities and perimeter fencing at the Splash Park facility, that scheme replacing the existing scheme within the approved Capital Programme for 2019/20, in the same amount, in relation to the provision of toilet facilities at North Beach Car Park, with funding for the new scheme being by way of a virement in the sum of £185,000 from the previously-approved scheme for the provision of toilet facilities at North Beach Car Park.

SUMMARY OF PREVIOUS DECISIONS

Capital Programme Approval for 2019/20 – Budget Council March 5th 2019

Minutes – Operational Management Committee – 12 November 2019

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

1. The first season of operating the Splash Park in St Anne's Promenade Gardens has been a success, attracting over 13,000 users despite being closed for 50 days during the season due to inclement weather. A review of the facility and the experience of the first season has been carried out based on feedback from customers and the employees operating the facility. It was evident from the customer feedback, as well as observing the Splash Park in operation and social media that there is an urgent need for toilet provision as part of, or near to, the Splash Park. The nearest toilet facilities were between 350m to 400m from the facility after arrangements to use facilities at Salters Wharf proved not to be practical. Parents with more than one child would have to dress their children to go to the toilet facilities and at busy periods queue up to return to the facility. It was common place for children to relieve themselves in the nearby gardens and / or behind the utility unit at the Splash Park.
2. The customer demand and feedback were such that the Splash Park location has become the priority location for the provision of new toilet facilities that would also benefit customers using the concentration of other visitor attractions in the immediate area. 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".
3. The toilet facility would be included in the current service arrangements with Danfo under which the Council pays for the ongoing cleaning and maintenance of the public conveniences. A fee of 20 pence is charged for use of the facilities and the income is retained by the Council it is estimated that the net revenue cost of the facility will be approximately £2,500 per annum. This figure is based on forecast use of the facility all year round with the additional revenue cost to be met through service efficiencies within the council, the facility is in a new location with only one seasons experience to draw from, a report will be brought before the committee at the end of the 2020/21 financial year to provide details of the actual income received.
4. The review identified an issue regarding the control of numbers within the Splash Park for safety reasons user numbers are capped at 120, the demand at times far exceeded this and a queuing system was deployed, albeit ad hoc and controlled by a gate at the entrance. The facility at ground level is flanked in part by green bow-top fencing so an additional member of staff had to be located on the perimeter to restrict entry when the facility reached capacity. However, this was circumvented by going over the rear and sides of the terrace seating at the higher levels that surround the Splash Park. Additional shrubs have been planted to try to restrict this, but it will take some time until the shrubs reach maturity to create an adequate barrier. The addition of perimeter fencing to the rear of the terraced seating will mitigate access to the Splash Park from locations other than the designated gate.
5. The capital programme for the current year 2019/20 includes approved funding of £185,000 for toilet facilities at North Beach Car Park. However, it will not be possible to deliver this capital project in the current year because alternative options have arisen that could present the opportunity to develop an improved revised scheme incorporated into existing premises that border the car park, and which may offer better value for money. Officers are collating the necessary information to develop the possible alternative options however, there are third parties involved that have current arrangements to address before a scheme can be proposed. This means will be early 2020 when the logistical and financial implications of the options can be confirmed. It would not be considered best value for the public purse if the current scheme was progressed in the knowledge that alternative options are possible that could deliver better value for money.
6. It is recommended that the funding for the North Beach Car Park scheme that is currently included within the 2019/20 approved Capital Programme is instead used to finance the Splash Park toilets and perimeter fencing to allow those works to be completed ahead of the 2020 summer season. The approved capital sum of £185,000 for the North Beach Car Park toilet facilities scheme in the 2019/20 programme is enough to fund the proposed capital scheme for the Splash Park facilities as detailed in Table 1 below.

7. Appendix 1 to this report is the quote for the toilet block at the Splash Park site, the proposal is to locate the block opposite the entrance to the Splash Park next to the existing pump house so that it is accessible for none users of the park all year round whilst being in close proximity and sightline of the facility. The quote included at Appendix 1 is for a flat metal roof the recommendation is to have a pitched roof, as per the image, for an additional £4,000. The scheme includes the construction of a concrete base with appropriate utilities (electric, water and sewerage) fitted, the supply and fitting of a pre-manufactured public convenience unit consisting of one disabled and two standard WC cubicles. The design of the public convenience is at the feasibility stage and may require a different facade to match in with the existing buildings and landscape. The facade of the current splash park plant room may be reviewed as part of this process.
8. The proposed new fencing to surround the sides and rear of the Splash Park will be attached to the top tier of the amphitheatre, a total of 118m long and 1.8m high in the same style as the current fence to the front of the facility.

PROCUREMENT

9. The Operational Management Committee require the Technical Services team to deliver this scheme before the start of the 2020 season, the committee agreed to not apply Contract Procedure Rules on this occasion and award direct to Danfo, the existing partner, for supply and installation of the toilets as described in Appendix 1. There is a lead time of 14 weeks which would delay the delivery and impact on the opening of the facility. The benefits to this approach are that the facilities are delivered before the 2020 season and maintenance and cleaning can be incorporated into the existing contract with Danfo allowing Fylde Council to benefit from economies of scale and maintaining one service provider.
10. All other aspects of this scheme will follow the Contract Procedure rules and the procurement process will vary depending on the value of the goods, services or works.

Table 1: Itemised Capital Cost

Cost Heading	Description	Total £
Fencing	118.4m x 1.8m Blythe Bow Top Fencing in Juniper Green supplied and fitted	20,310
WC Foundation/base slab		7,000
Electric supply		12,000
Water supply		11,000
Foul Sewer and connection		15,000
Danfo Tetragon 120	Tetragon 121: 1 x DDA compliant unisex toilet with baby change, 2 x unisex toilets. Brick façade, a pitched roof, and coin entry. Cost plus delivery	81,500
Danfo installation		15,000
Building Control		450
	Sub-total	162,260
Contingency (5%) (WCs only)		8,113
Project Management (8%) (WCs only)		12,980
Total Scheme Cost:		183,353

IMPLICATIONS	
Finance	This report proposes the deletion from the approved Capital Programme for 2019/20 of the scheme for the provision of toilet facilities at North Beach Car Park in the sum of £185,000, and its

	replacement with a new scheme in 2019/20 relating to the provision of toilet facilities and perimeter fencing at the Splash Park facility in the same amount.
Legal	There are no implications arising directly from the report
Community Safety	There are no implications arising directly from the report
Human Rights and Equalities	There are no implications arising directly from the report
Sustainability and Environmental Impact	There are no implications arising directly from the report
Health & Safety and Risk Management	There are no implications arising directly from the report

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BACKGROUND PAPERS		
Name of document	Date	Where available for inspection
N/A		

Attached documents

Appendix 1: Splash Park Toilet Block Design