

FBC – Capital Bid 2020/21

Prepared by/Bid Originator – **Andrew Loynd**



No 2: Pleasant St WCs Refurbishment

Description of Scheme: To replace and improve the current WCs provided at Pleasant St in the centre of Lytham and to install a turnstile to enable payment to be collected from customers to contribute to the upkeep of the facility. 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”.

As a result of the need to make all public WC facilities Disability Discrimination Act (now covered by the Equalities Act) compliant and following consolidation, most of the retained toilet units in Fylde have been upgraded. Under the Council’s agreement with Danfo, there are twelve toilet facilities operational. Ten have been upgraded with individual Danfo units, which comprise a toilet and sink facilities within separate rooms, for which a fee is charged. Two facilities (Church Street, Kirkham and Pleasant Street, Lytham) are currently free of charge with a traditional set up of multiple cubicles in one room with shared sink facilities serviced and maintained by Danfo. A further new facility is due to be constructed by the Splash Park on St Annes Promenade Gardens early 2020.

Under the terms of the existing arrangement with Danfo the Council pays for the ongoing cleaning and maintenance of the public conveniences. A fee of 20 pence is charged for use of ten of the facilities and the income is retained by the Council. The income from these facilities is significantly less than the annual costs of operating and maintaining the service. The total cost of the Danfo contract was £143,260 in 2018/19, while the associated income was £27,016 (approximately 15% of the overall budgeted costs).

Although the two free facilities are well maintained by Danfo, they have not been upgraded and have deteriorated over time. Pleasant St WCs in the centre of Lytham is a particularly well-used facility and it is proposed a refurbishment of this facility is carried out. To enable income to be generated to help support the costs of providing this service it is also proposed that a turnstile is included at the entrances to the facility. The Budget Working Group have requested that this option is worked up as part of the 2019-20 Capital Bid Programme and Danfo have been approached for an up to date quotation for the works which will be subject to full market competition prior to appointing the commission.

Capital cost plan:

Cost Heading	Total £
Ladies Refurbishment	25,650
Gents Refurbishment	22,466
Disabled Refurbishment	6,665
BWIC Costs	15,460
Turnstile purchase and installation	12,246
Total Scheme Cost:	£82,487

Outputs (i.e. details of what the investment will specifically deliver):

Improve the provision of fit for purpose public convenience facilities while enabling income to be generated to support the provision of award-winning standard and high specification Danfo toilets in Fylde for the benefit of residents and visitors.

Work will include removing and replacing all current fixtures and fittings with modern facilities, decorate walls, deep clean existing wall and floor tiles, replace entrance doors with timed opening and closing and install baby changing facilities. This will be applied to ladies, gents and disabled sections of the building.

Outcomes (i.e. details of the broader benefits achieved by the investment, for example community or environmental benefit, health and safety compliance, or statutory obligations):

- Improved quality toilet provision
- Showcase Fylde as a place to visit in support of a thriving tourist economy in response to the increased number of visitors to the area
- The improved facility will be to a high standard specification including ongoing maintenance with a life expectancy in excess of the contract
- All health and safety implications of the facilities will be managed within the cleaning and maintenance arrangements with Danfo
- Consistent with aims of the asset management plan to maximise the use of Council land and assets in supporting the council's strategic objectives and priorities for the benefit of residents

Contribution to corporate objectives (i.e. how does the project achieve or help deliver priorities within the corporate plan):

Value for Money

- Increase income through new and existing means
- Continuously review services and assets to improve efficiency and effectiveness
- Champion the quality and reputation of Fylde

Clean & Green

- Continue to deliver high standards of cleanliness

A Vibrant Economy

- Enhance and improve our town and village centres

A Great Place to Live

- Work with partners to improve health and wellbeing of all residents

A Great Place to Visit

- Provide a positive first impression of Fylde

Budget Resource Requirements

Breakdown of initial capital costs and future revenue implications

Estimated Total Capital costs of bid (£000's):	£ 82,487
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Annual additional Revenue costs arising from the bid (£000's):	£ 0
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OR

Future Annual Revenue Savings achievable as a result of the bid: (£000's):	£ 0
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Please provide any further details of revenue savings below:

Value and phasing of bid:				
2019/20 £000	2020/21 £82,487	2021/22 £000	2022/23 £000	Additional capital investment required (i.e. the value of the bid)
Existing resources in the Capital Programme relating to this scheme:				
2019/20 £000	2020/21 £000	2021/22 £000	2022/23 £000	Existing capital resources in the approved Capital Programme
Estimated timescales for the bid:				
Start Date September 2020			Completion Date November 2020	

Project Risks (outline any risks to delivery of the project and how these will be mitigated)		
Risk	Impact	Mitigating Action
<p>The quote received may not be competitively priced</p> <p>Timescales not met</p>	<p>Best value not achieved</p> <p>Facilities not refurbished within expected timescale, damaging to Council's reputation</p>	<p>Tender process will be followed</p> <p>Work scheduled Autumn 2020 to enable works to be procured and reported to members plus ensures when facilities are closed it is during a quieter period during the year.</p>