



DECISION ITEM

REPORT OF	MEETING	DATE	ITEM NO
TECHNICAL SERVICES	COUNCIL	25 APRIL 2022	10
CHANGING PLACES			

PUBLIC ITEM

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

SUMMARY

The Council has been successful in applying for funding to install Changing Places facilities at three locations across the Fylde Borough.

The report requests that Council approve a new capital scheme 'Changing Places' within the Council's Capital Programme for the sum of £120,000, to be fully funded by Changing Places Grant funding of £108,000 and £12,000 to be funded from the Capital Investment Reserve.

RECOMMENDATIONS

Council is requested to:

1. Approve a new fully funded capital scheme 'Changing Places' within the Council's Capital Programme for the sum of £120,000 (2022/23 - £40,000 and 2023/24 - £80,000) to be fully funded by Changing Places Grant funding of £108,000 and £12,000 to be funded from the Capital Investment Reserve;
2. Authorise the drawdown expenditure of £40,000 in 2022/23 to install one Changing Places facility within the North Beach Windsports building as part of proposed refurbishment works as detailed within the body of the report and note that a further drawdown report will be presented to Operational Management Committee for the remaining £80,000.
3. Note the potential future costs for the Council for ultimately delivering the scheme which will be contained within current budget provision;

SUMMARY OF PREVIOUS DECISIONS

On 7 February 2022 Full Council Resolved to approve the recommendations of the Finance and Democracy and Operational Management Committees support full council awarding the retendered Public Convenience contract for cleansing and maintenance to Danfo UK Ltd for a period of 15 years based on the tender submission and evaluation assessment identifying Danfo as the best value for money option.

CORPORATE PRIORITIES	
Economy – To create a vibrant and healthy economy	√
Environment – To deliver services customers expect	√
Efficiency – By spending money in the most efficient way	√
Tourism – To create a great place to live and visit	√

REPORT

BACKGROUND

1. During summer 2021 the government sought applications for funding to create Changing Places facilities across the Country. These facilities are larger accessible toilets for people who cannot use standard accessible toilets, with equipment such as hoists, curtains, adult-sized changing benches, and space for carers. The fund is supported by Muscular Dystrophy UK who will supply specialist support to Local Authorities to ensure facilities meet user requirements.
2. Over 250,000 people in the country need these facilities to enable them to get out and about and enjoy the day-to-day activities many of us take for granted. Research indicates the locations where the facilities are most needed includes in shopping areas and at tourist attractions, such as beaches and parks which would enable users, their families, and carers to 'have a day out' and undertake more recreational activities with dignity, confidence, and freedom.
3. Within the Fylde Borough there are currently only two publicly accessible Changing Places registered with www.changing-places.org; one at The Ormerod Home Trust on Headroomgate Road, St Annes and one at Jubilee House in Lytham. Both facilities are only open during the working week. In addition YMCA St Annes Pool and Gym on South Promenade, St Annes, also allow members of the public to use their facilities.
4. A funding application was submitted in September 2021 for 5 locations for the estimated costs of creating these facilities with a suggested 10% contribution from Fylde Council. The locations were:
 - a. North Beach Windsports Centre, St Annes (integrated into the current building)
 - b. St Annes Monument Toilets (additional stand-alone building)
 - c. Fairhaven Lake (at the time of applying no location had been identified so an additional stand-alone building was costed)
 - d. Lowther Gardens (integrated into a current building)
 - e. Kirkham Town Centre (at the time of applying no location had been identified but assumed the facility could be integrated into an existing building)
5. Following the initial application, feedback was received from the funders that additional stand-alone buildings wouldn't be funded so St Annes Monument Toilets and Fairhaven Lake were removed from the application. If Fylde Council wishes to further explore these locations being implemented a further round of grant applications has been announced for later in 2022.
6. On 24th March 2022 the Council was advised that the [funding application had been successful](#). Based on an estimated cost of £120,000 for the three locations, the grant allocated is £108,000 with a further £12,000 contribution from Fylde Council.

COST OF SCHEME AND METHOD OF FINANCING

7. When the funding application was submitted, an estimate of £40,000 per location was used based on cost estimates that had been prepared for the refurbishment of the North Beach Windsports Centre. As a result the estimated total costs for the 3 locations was £120,000, funded by £108,000 from the Department for Levelling Up, Housing and Communities for Changing Places and £12,000 from Fylde Council's Capital Investment Reserve.
8. The refurbishment of the North Beach Windsports Centre is scheduled over summer 2022, during which a Changing Places facility will be installed at an estimated cost of £40,000. Drawdown of this capital funding is requested as part of this report

9. The exact location of the facility to be located at Lowther Gardens has yet to be identified and the timescale for installation will be determined by the Lowther Trust's schedule of works. The location of the building where a Changing Places facility can be located within Kirkham has not yet been identified. Once these uncertainties have been addressed and a scheme of work has been costed a further drawdown report will be submitted to the Operational Management Committee for approval, possibly in 2023/24.

Table 1 – Estimated spend profile for Changing Places

	2022/23 (estimate)	2023/24 (estimate)	Total
Total expenditure on Changing Places facility	£40,000	£80,000	£120,000

10. Council is requested to approve a new fully funded capital scheme 'Changing Places' within the Council's Capital Programme for the sum of £120,000 (2022/23 - £40,000 and 2023/24 - £80,000) to be fully funded by Changing Places Grant funding of £108,000 and £12,000 to be funded from the Capital Investment Reserve.

PROCUREMENT AND VALUE FOR MONEY

11. The installation of the Changing Places facility at the North Beach Windsports Centre will be carried out alongside planned refurbishment work due to take place Spring/Summer 2022. Construction, including mechanical, electrical and drainage works plus decorating will be procured alongside the works to be carried out to refurbish the rest of the building. Quotes will be sought for the procurement and installation of specialist Changing Places equipment from specialist suppliers.
12. Proposals for the design of the Changing Places facility and the equipment to be procured will be referred to Muscular Dystrophy UK to ensure the facility meets user needs.
13. A drawdown report for the Lowther Gardens and Kirkham locations will be submitted to the Operational Management Committee for approval once locations have been identified and costed.

FUTURE BUDGET IMPLICATIONS

14. Potential future costs for the Council for ultimately delivering the scheme which will be contained within current budget provision. As part of Danfo's recent successful tender to clean Fylde Council's public toilets for the next 15 years they pledged to clean any Changing Places facilities for free. From Danfo's experience they have advised that costs to maintain the facilities should be minimal and will be contained within existing maintenance budgets. Bi-annual equipment service costs are about £180 per annum per facility will also be contained within existing maintenance budgets.

RISK ASSESSMENT

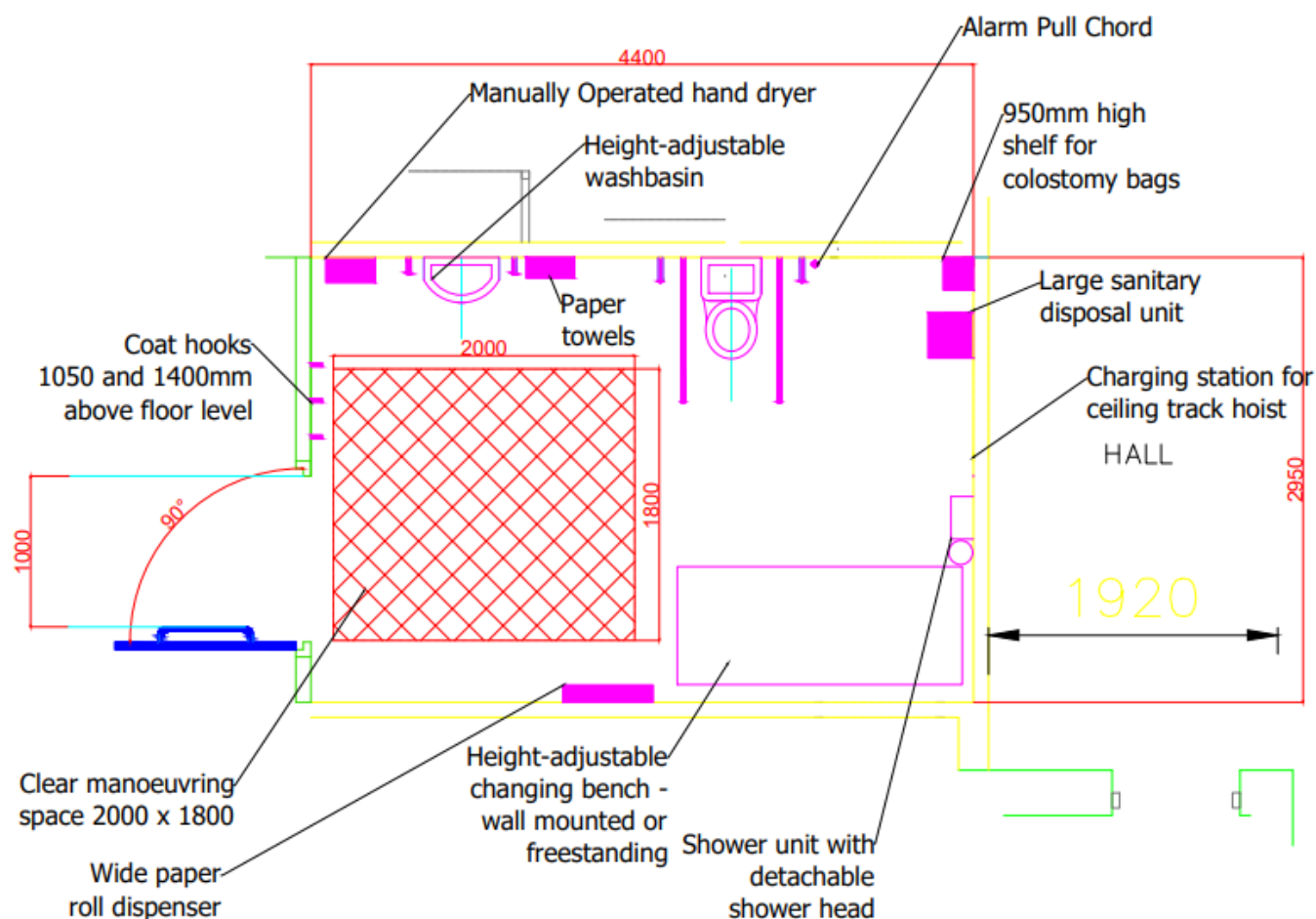
15. With the original funding application based on an estimate of £40,000 for the North Beach Windsports Centre, costs for Lowther Gardens and Kirkham, such as structural amendments to buildings, is unknown. Revised estimated costs will be calculated once the locations have been confirmed. These will be included as part of the drawdown report to be considered by the Operational Management Committee at a later date.
16. Currently no location has been identified for the Kirkham facility. Officers at Fylde Council will be exploring options that may present themselves through the current Kirkham Regeneration scheme as well as opening discussions with Kirkham Town Council and other partners to identify a suitable location where the facility can be located. Due to state aid rules the location will need to be owned by a public sector organisation or charity.

VIABLE ALTERNATIVES

17. The locations that have been agreed with the funder cannot be altered. Other locations were proposed but discounted by the funder. A further funding round is proposed for later in 2022 so the Council may wish to submit a revised application for these as well as any other suitable locations.

DRAWINGS AND PLANS

18. The proposed layout for the Changing Places facility at North Beach Windsports centre is as set out below.



CONCLUSION

19. Approve a new fully funded capital scheme 'Changing Places' within the Council's Capital Programme for the sum of £120,000 (2022/23 - £40,000 and 2023/24 - £80,000) to be funded by Changing Places Grant funding of £108,000 and £12,000 to be funded from the Capital Investment Reserve, Authorise the drawdown expenditure of £40,000 in 2022/23 to install one Changing Places facility within the North Beach Windsports building. Members should also be cognisant of the potential future costs for the Council for ultimately delivering the scheme which will be contained within current budget provision.

IMPLICATIONS	
Finance	<p>This report requests approval of a new fully funded capital scheme 'Changing Places' for inclusion within the Councils Capital Programme for the sum of £120,000 (£40,000 in 2022/23 and £80,000 in 2023/24) to be fully funded by Changing Places Grant funding of £108,000 and £12,000 from the Capital Investment Reserve; Authorise the drawdown expenditure of £40,000 to install one Changing Places facility within the North Beach Windsports building and note a further report will be presented to Operational Management Committee for the remaining £80,000. Members should also be cognisant of the potential future costs for the Council for ultimately delivering the scheme which will be contained within current budget provision.</p>

Legal	There are no implications arising directly from this report.
Community Safety	There are no implications arising directly from this report.
Human Rights and Equalities	There are no implications arising directly from this report.
Sustainability and Environmental Impact	There are no implications arising directly from this report.
Health & Safety and Risk Management	There are no implications arising directly from this report.

LEAD AUTHOR	CONTACT DETAILS	DATE
Andrew Loynd	andrew.loynd@fylde.gov.uk	April 2022

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