

DECISION ITEM

REPORT OF	MEETING	DATE	ITEM NO
HEAD OF TECHNICAL SERVICES	OPERATIONAL MANAGEMENT COMMITTEE	15 JUNE 2022	4
STANNER BANK TOILET REFURBISHMENT			

PUBLIC ITEM

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

SUMMARY

The Stanner Bank toilet block and immediate area has been identified as an area for improvement. The buildings are notably dated and have very little architectural or aesthetic value. This has become more noticeable as other buildings within the heritage park receive improvements and renovations.

The proposal includes the creation of an ambulant stepped approach, utilising the grassed sloped area to the rear of the toilets and join the lakeside through the centre of the two buildings. A disability access audit has been undertaken for the Fairhaven site and access will be created from the middle car park adjacent to the Tennis Club. The path from the car park to the lake will be improved to cater for disabled access. The creation of a route will involve the removal of the covered seating area and erecting of a new wooden pagoda. This will provide park users with a welcoming entry point in keeping with the rest of the park.

The approved 2022/23 Capital Programme includes a total budget of £58,000 which is not sufficient to create the stepped approach to the toilet block, create a disabled access adjacent to the lake from the middle car park and tarmac the area around Stanner Bank toilets therefore an additional £20,000 fully funded budget increase is requested.

RECOMMENDATIONS

The committee is recommended:

1. To recommend to the Finance and Democracy Committee approval of a fully funded increase in the sum of £20,000 to the Stanner Bank Toilet Refurbishment within the approved Capital Programme for 2022/23, to be met in full from the Capital Investment Reserve.
2. To approve the draw-down of £20,000, in addition to the £58,000 already approved in the Council's 2022/23 Capital Programme, subject to the approval of the increase to the Stanner Bank Toilet Refurbishment scheme by the Finance and Democracy Committee: and
3. To note the procurement route as detailed in the procurement section of this report.

SUMMARY OF PREVIOUS DECISIONS

Operational Management 11th January 2022

Resolved: To support the capital bid for the Stanner Bank Toilet Refurbishment

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. Located within the Fairhaven Park boundary, close to the Stanner Bank car park entrance, sits the Stanner Bank Toilet Block. The existing structure consists of two flat roof buildings joined by a covered wooden seating area. One of the buildings incorporates an existing public toilet, with two standard single toilet units and one disabled unit. The other is used for storage. Alongside the toilet block is one of the main pedestrian entry points to the lake and gardens.
2. Fairhaven Lake and Gardens is currently benefiting from a large Heritage Lottery Fund (HLF) grant and has seen major renovations to several of the main buildings on site including the RSPB pagoda building, water sports centre and lakeside café. Further plans for 2022 include renovations of the operational boat house, replacement and additional heritage lighting, pathway improvements and numerous landscaping projects including the Japanese garden, re-instatement of formal gardens and tree planting. Improvements to water quality, lake edging and jetties serving the motorboat service are also planned. These improvements build on the already successful new Adventure Golf, Adventure play area and improvements to Fairhaven’s tennis and bowls offering.
3. The Stanner Bank toilet block and immediate area has been identified as an area for improvement. The buildings are notably dated and have very little architectural or aesthetic value. This has become more noticeable as other buildings within the heritage park receive improvements and renovations.
4. The location of the toilet block has seen increased footfall thanks to the creation of new paths along the Stanner Bank side of the lake. The proposed new ice cream kiosk nearby is likely to further increase footfall, though demand on the public toilets will be mitigated with the inclusion of a customer toilet within those facilities.
5. The connecting seating area adjoining the two buildings is currently in poor condition and regularly attracts anti-social behaviour (ASB) in the form of damage to the wooden fixed seating which requires regular repair.
6. To the side of the toilets a path runs down from the roadside and Stanner Bank Car Park, providing a main entry point to the lake. Access reports conducted as part of the HLF process identified improvements needed to all entry points to the Park including the Stanner Bank entrance. Issues were highlighted with the ramp down to the lake due to its incline which is considered steep for wheelchair users and those with reduced mobility, walking aids, partially sighted members of the public and families with prams, pushchairs, and toddlers.
7. Landscaping of the grounds of Fairhaven Lake and Gardens is a major draw for visitors and part of the site’s rich heritage. The area around Stanner Bank toilets, in particular to the rear where there is a grassed slope, currently benefits from no visually interesting planting or landscaping.
8. Park users have given feedback on the toilet block and surrounding area via social media and elected members have questioned how the building and area will be addressed considering the overall improvements to Fairhaven Park and Gardens.

SCHEME DETAIL

9. The intention of this proposal is to address all issues highlighted above and create a functional welcoming entry point to Fairhaven Lake.
10. The proposal includes the creation of an ambulant stepped approach, utilising the grassed sloped area to the rear of the toilets and joining the lakeside through the centre of the two buildings. A disability access audit has

been undertaken for the Fairhaven site and access will be created from the middle car park adjacent to the Tennis Club. The path from the car park to the lake will be improved to cater for disabled access. The creation of route will involve the removal of the covered seating area and erecting of a new wooden pagoda. This will provide park users with a welcoming entry point in keeping with the rest of the park. The viewpoint across the lake framed between the two buildings is quite spectacular and will serve as a fitting first impression of this picturesque site. Creating this entry will also allow wall space for advertisement of lake activities such as water sports courses and promotion of other park facilities like Adventure Golf and Sports offerings. The proposal addresses the current lack of landscaping by the creation of planted borders surrounding the new ramped path. Consultation with the Council’s landscaping experts and studying of recently planted beds on site will determine planting species which can thrive in this environment.

11. In addition of the removal of the covered seating area, the existing buildings will be addressed with visual improvements including rendering over the brick areas (while retaining the attractive Fylde stone areas exposed as a feature) and painting of all guttering, facias, and woodwork. The existing roofs will be made good once the covered area is removed.

PROCUREMENT

12. The project will be delivered as part of one contract to deliver the buildings and landscape elements of the project. Under the Councils contract procedure rules this is mid-range contracts and therefore will be tendered under the request for quotation procedure.

FINACIAL IMPLICATIONS

13. The approved Capital Programme included a sum of £58,000 for the Stanner Bank toilet refurbishment and the recommended Funded Budget increase from the Capital Investment Reserve profiled as follows:

Description	Budget
22/23 Capital Budget	£58,000
22/23 Funded Budget Increase	£20,000
Total Capital Budget	£78,000

Figure 1 Budget

Summary of cost	£
Buildings	£33,500
Pergola	£4,000
Landscape and pathway	£25,000
Preliminaries 10%	£6,250
Contingency	£9,250
Overall total for revised budget	£78,000

Figure 2 Cost Breakdown

MAINTENANCE

14. The exterior of the toilet block will be maintained from the building maintenance revenue budget. Footpaths and landscaping will be maintained by the Fairhaven site-based staff.

PROGRAMME

15. The works will be managed under an NEC 4 Engineering and Construction Short Contract.

- Award of Contract From 1st July 2022 following F&D approval.
- Commence on Site From 1st August 2022(Pending Contractor Availability)
- Completion September 2022

16. The original budget for Stanner Bank toilet refurbishment in the approved capital programme for 2022/23 is £58,000. This was based on an estimate using known rates for similar works. Following the procurement

exercise, the requirement to undertake some enabling works and an assessment of the likely risks the total project cost is estimated at £78,000 as detailed above in Table 1. As such a budget increase of £20,000 is requested to complete this project.

CONCLUSION

17. The report proposes a recommendation to the Finance and Democracy Committee for approval of an increase in the cost of the scheme in the sum of £20,000. The additional £20,000 will enable the creation of an ambulant stepped approach, utilising the grassed sloped area to the rear of the toilets and join the lakeside through the centre of the two buildings with feature landscaping. The area around the toilet block to be retarmacked and a new disabled access to be created adjacent to the lake from the middle car park.

IMPLICATIONS	
Finance	This report recommends to the Finance and Democracy Committee approval of a fully funded capital budget increase in respect of the Stanner Bank Toilet Improvement Scheme within the existing approved Capital Programme for 2022/23 in the sum of £20,000, to be met in full from the capital investment reserve. Subject to approval of the Finance and Democracy Committee authorise the drawdown expenditure of the £58,000 already approved in the Council's 2022/23 capital programme plus the additional £20,000 funded budget increase as detailed within the body of the report.
Legal	None
Community Safety	There are no implications arising directly from the report
Human Rights and Equalities	None
Sustainability and Environmental Impact	There are no implications arising directly from the report
Health & Safety and Risk Management	None

LEAD AUTHOR	CONTACT DETAILS	DATE
Darren Bell	01253 658	1 st June 2022

BACKGROUND PAPERS		
Name of document	Date	Where available for inspection