

DECISION ITEM

REPORT OF	MEETING	DATE	ITEM NO
HEAD OF TECHNICAL SERVICES	OPERATIONAL MANAGEMENT COMMITTEE	15 JUNE 2022	5
NORTH BEACH TOILETS			

PUBLIC ITEM

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

SUMMARY

This report provides details of a capital scheme to provide a new toilet facility on North Beach Car Park and request draw-down of funding in the current 2022/2023 capital programme.

RECOMMENDATIONS

The Committee is requested to:

1. Approve the draw-down of £150,000 from the approved capital budget of £150,000 in 2022/23 to install a new modular toilet facility at North Beach Car Park as detailed within the body of the report including contingencies of £20,000.
2. To approve the procurement option as set out in the report and to award the contract to provide a modular toilet facility to Healthmatic.
3. To approve a fee of £0.40 be set for use of the facility in line with other Fylde Council owned public toilets. Any increased income will be reflected in future financial forecast updates.
4. Note an additional unfunded revenue budget increase of £15,600 for cleaning, maintenance and cash collection services, to be incorporated into the existing Danfo contract, will be included in the 2023/24 revenue budget proposals.

SUMMARY OF PREVIOUS DECISIONS

Capital Programme Approval for 2022/23 – Budget Council 3rd March 2022

Operational Management Committee of 12th November 2019 resolved:

2. To request that the Finance & Democracy Committee 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;
3. To take no further action regarding toilet and sluice facilities until the outcome of a court case at North Beach is known. Once the outcome has been established the committee will request that an appropriate scheme is

worked up, preferably for inclusion in 2020/2021.

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. The capital programme for 2019/20 included an approved budget to construct a new public toilet on North Beach Car Park. During that financial year alternative options arose for delivering public toilet provision within the Windsports centre area, which could have offered better value for money, which required further consideration but was dependant on a third party.
2. Following the first summer season of the Splash Park operating, the Operational Management Committee resolved that this funding should be reallocated to constructing a new public toilet by the Splash Park with the understanding that a scheme to construct a public toilet at North Beach would be re-presented to members at some point in the future.
3. With Fylde Council taking ownership of the North Beach Windsports facility during 2021 and options to locate a public toilet on that land considered and discounted, the option to construct a public toilet on North Beach Car Park beside the Coastguard station has been revisited. It should be noted that there is no statutory requirement for Local Authorities to provide public conveniences, however, the Public Health Act 1936 allows local authorities to “provide sanitary conveniences in proper and convenient situations”.
4. The North Beach area off Clifton Drive North has become very popular in recent years for visitors and motorhomes. There has also been an increase in popularity of kitesurfing in this location and the recent reintroduction of mini-land yachts. Both sporting activities, particularly when there are upcoming competitive events, will draw even greater numbers of people to this area which is currently not served with permanent public toilets. In addition, in early 2022 Lancashire County Council altered the road layout along Clifton Drive North between Highbury Road West and Squires Gate Lane which included the removal of all on-street parking beside the sand dunes which is expected to lead to an increase in use of North Beach Car Park.
5. Through the 2021 summer season, in response to reports of the sand dunes being used by members of the public to relieve themselves during the previous season, two temporary toilets were provided which were welcomed by visitors. The same temporary solution is to be used during the 2022 summer season for three months at a cost of £5,400 to supply, empty and clean.
6. A capital budget of £150,000 was approved at the Full Council budget setting meeting in March 2022 for the 2022/23 financial year for the provision of a public toilet facility at North Beach.

Options

7. Due to the specialist nature of the provision of public toilet blocks, there are currently only two main companies that supply prefabricated modular facilities in the UK that are registered with the [British Toilet Association](#); Danfo and Healthmatic. Danfo is the supplier of cleaning, maintenance and cash collection services for Fylde Council’s public toilets who also installed the modular unit by the Splash Park facility as well as the ‘pods’ in most other toilet blocks. Danfo’s parent company is based in Sweden where they manufacture their modular toilets, though the UK head office is based in Blackpool. Healthmatic offer similar services to Danfo but currently do not have much presence in the North West aside from a few modular toilets including

one at Worden Park in South Ribble and The Carrs in Wilmslow. Healthmatic manufacture in Wales with their head office in Wiltshire.

8. Danfo and Healthmatic were both invited to quote to supply:

A modular building incorporating 2 standard unisex toilets with cash and card payment options and 1 DDA compliant unisex toilet with baby change facilities. The building should be finished in a red-brick effect to match the neighbouring property plus have a pitched roof. The facility should be vandal resistant and include time control doors for opening and locking.

Preliminaries and Utilities

9. The two companies were not asked to quote for preliminaries including the provision of a concrete base, connecting to utilities and remedial works to the surrounding surfacing. This work will be separately carried out by other contractors under the direction of Council engineers for which a budget of £27,050 will be allocated to.
10. When the neighbouring Coastguard building was constructed in about 1980 the original designs included the provision of a public toilet block attached to the building. Although the toilet block wasn't constructed at the time, a provision within the ground lease that the Coastguard has with Fylde Council includes a provision that Fylde Council may connect to the Coastguard building's utility supplies should a public toilet block be constructed. Fylde Council will be enacting this provision and have been in discussions with the Coastguard to ensure adequate sub-metering arrangements are in place to ensure the Coastguard are able to recharge utilities to the Council.

Cleaning, Maintenance and Cash Collection

11. To ensure on-costs are taken into account, Danfo were asked to advise how the addition of a new public toilet facility would impact on the current cleaning, maintenance and cash collection contract. They responded with the following, highlighting what is stated within the tender document that they submitted to obtain this service contract:

How maintenance/cleaning can be incorporated into the main contract

"Clearly the introduction of new facilities will have an impact on the level of cleaning and maintenance provision required to ensure that facilities stay modern and function as the user would expect. We commit to incorporating the cleaning and maintenance of any new facilities into the main contract through a variation in the contract price to reflect the additional costs at the time of opening. We believe the fairest method to do this is to negotiate with the Council the additional cleaning and maintenance costs."

12. As a result of this, irrespective of who provides a new toilet block, Danfo will ensure these services will extend to the new facility. There will be an additional cost to revenue budgets which will require further negotiation with Danfo. Should the unit installed by Danfo, based on the current rate, it is expected to be approximately £14,100 per annum. If the Healthmatic facility is installed, who have advised their cleaning requirements are industry standard and who can provide parts for maintenance as required, then there is expected to be a slight increase in costs of up to about £1,500 for these services to account for the supply of parts.
13. Danfo have advised that, should their facility be installed, the maintenance and cleaning costs will be free for two years which equates to a revenue budget saving of £27,200. The cash collection service will still incur a cost during this period of about £1,000.
14. Following a discussion with South Ribble, who oversee the Healthmatic unit at Worden Park, they advise that their maintenance contract with Healthmatic is of a similar value to the maintenance element of Fylde's contract with Danfo. This arrangement is for only 4 preventative services a year and 6 reactive visits on a 72 hour callout where up to £100 worth of small parts will be covered; other parts will be charged for in addition as will any additional reactive visits. In comparison Danfo, whose staff check the toilets daily and will raise maintenance issues immediately, will be able to provide a better level of service for maintenance of the facility even if they need to order parts from Healthmatic.

Costs

15. Following a revision of quotes to ensure both companies were providing like-for-like items, the following costs and savings for each option have been identified. In addition to the offer of free cleaning and maintenance for 2 years, Danfo are also offering to install a hydration point of the same make and model as being installed at other locations in the Borough free of charge. This equates to a further saving of £1,164.

	Danfo	Healthmatic
Unit cost	£124,648	£85,248
Preliminaries	£27,050	£27,050
Contingency (15%)	£22,755	£16,845
Total capital	£174,453	£129,143
Wall mounted hydration point (optional extra)	£0	£1,164
Cleaning, Maintenance and cash collection in first two years	£1,000	£31,200

16. Due to current world events affecting prices of raw materials, both quotes will have expired before a committee decision is made. Part of the contingency funding takes into account potential increases in costs before the contract is issued.
17. With an approved capital budget of £150,000, only the Healthmatic option can be provided within budget. Despite Danfo's offer of two years free cleaning and maintenance, overall Healthmatic provide a better value-for-money option.

Procurement

18. As the provision of modular toilet facilities is of a specialist proprietary nature and there would be no genuine competition, the committee is requested to approve treating the contract as an exempt contract and the use of the qualified informal procedure. The procedure is that the relevant director must be satisfied that the arrangements made secure the best available terms to the Council commensurate with the contract risk and value and provide adequate protection against fraud and collusion.
19. The recommendation is to let the contract to Healthmatic to supply the toilet unit at North Beach based on best value.

Income

20. As with other Fylde Council operated public toilets, it is proposed that the charge for this site be set at £0.40 with income retained by the Council. Expected income for this site is unknown as this is a new location with no comparative site, however for budgeting purposes this could be up to £2,000.
21. 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.

IMPLICATIONS	
Finance	<p>The Committee is requested to approve the draw-down of £150,000 from the approved capital budget of £150,000 in 2022/23 to install a new modular toilet facility at North Beach Car Park as detailed within the body of the report including contingencies of £20,000;</p> <p>To approve the procurement option as set out in the report and to award the contract to provide a modular toilet facility to Healthmatic;</p> <p>And to approve a fee of £0.40 be set for use of the facility in line with other Fylde Council owned public toilets. Any increased</p>

	income will be reflected in future financial forecast updates.
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

LEAD AUTHOR	CONTACT DETAILS	DATE
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BACKGROUND PAPERS		
Name of document	Date	Where available for inspection
N/A		