

DECISION ITEM



REPORT OF	MEETING	DATE	ITEM NO
RESOURCES DIRECTORATE	OPERATIONAL MANAGEMENT COMMITTEE	31 MAY 2016	5
UPGRADE AND REOPENING OF THE PUBLIC CONVENIENCE FACILITY ON NORTH PROMENADE CAR PARK			

PUBLIC ITEM

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

SUMMARY

This report details the approved plan to upgrade and reopen the public convenience facility on North Promenade car park to provide 2 WC's, a disabled unit with baby-changing table and an external sluice unit design. Funding for this scheme is included within the approved Capital Programme for 2016/17 in the sum of £84,000.

RECOMMENDATION

1. The Operational Management Committee is requested to approve commencement of the works to upgrade the North Promenade Car Park Public Conveniences and to approve capital expenditure of up to £84,000 for this purpose. This scheme is included within the approved Capital Programme for delivery in 2016/17.

SUMMARY OF PREVIOUS DECISIONS

The Budget Working Group requested that this option was worked up as part of the 2016-17 Capital Bid Programme and Danfo were approached for an up to date quotation for the works.

At the budget council meeting on the 2nd March 2016 it was RESOLVED to approve and adopt the recommendations of the Finance and Democracy Committee to support the renovation of the north promenade public conveniences as part of the 2016-17 capital programme.

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. BACKGROUND

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”. In 2005, the council was faced with the prospect of having to close all of its public conveniences due to the need to upgrade facilities (particularly, in order to comply with DDA legislation) and in response to the council’s worsening financial position. Rather than do this, the council entered into a long-term contract with Danfo (after an extensive options appraisal) to implement a strategy designed to continue provision. Unfortunately due to budget constraints it was not possible to replace all the existing facilities and the first part of that strategy involved a reduction in the total number of public conveniences across the borough with investment in new facilities in the areas of greatest demand.

Although a reduction in the number of units was not ideal it was felt that the public would prefer brand new facilities that deter antisocial behaviour even if that meant there would be fewer of them. This was preferable to the total withdrawal of what is a non-statutory service. Under the agreement with Danfo, the Council now operate 11 facilities, 9 of which have been upgraded with individual Danfo units, which comprise a toilet and sink facilities within separate rooms, for which a fee is charged. 2 facilities (Church Street, Kirkham and Pleasant Street, Lytham) remain free of charge with a more historical format of multiple cubicles in one room with shared sink facilities serviced and maintained by Danfo. The Council has a legal responsibility to operate all its facilities in compliance with the Equalities Act 2010. As such it was consequently decided to close the Council assets at North Promenade in St Annes and Mill Street in Kirkham as they were non-compliant and the cost of repair to these buildings was beyond the available budget level. The toilet block at Wrea Green was handed over to the Parish and advanced plans are in place for the transfer of the Ansdell asset to Lytham St Annes Civic Society.

Under the terms of the existing arrangement the Council pays for the ongoing cleaning and maintenance of the public conveniences. A fee of 20 pence is charged for use of 9 of the facilities and the income is retained by the Council. The coin 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 £134,883 in 2014/15, while the associated income was only £20,635 (approximately 15% of the overall budgeted costs).

A review of council assets prompted the Asset Management Group to consider the options available for use of this site, including transfer or disposal, as well as achieving best value from renovating and reopening it as additional public convenience facilities. The Budget Working Group requested that this option was worked up as part of the 2016-17 Capital Bid Programme and Danfo were approached for an up to date quotation for the works. Final approval was received at the budget council meeting on the 2nd March 2016.

2. SCHEME DETAILS

Fitting of Danfo (UK) Ltd units into a pre-existing building with 4 – 6 week build time:

This facility will comprise of:

- 2 WC’s
- 1DWS with baby change facility
- 1 External sluice/water unit

3. COST BREAKDOWN OF THE SCHEME

Cost Heading	Description	Net Figure (£)
Upgrading of the North Promenade facility (currently closed) into a fully fitted Danfo conversion to the same award winning standard and high specification of the existing Danfo Toilets in Fylde	Model: Modulet 120 Sluice included	£84,000
Total Project Costs		£84,000

4. THE METHOD AND COST OF FINANCING THE SCHEME

This scheme to upgrade the public convenience facility on North Promenade car park is included within the approved Capital Programme for 2016/17 in the sum of £84,000 with the scheme being fully funded from the Capital Investment Reserve.

5. THE FUTURE REVENUE BUDGET IMPACT

There are additional revenue implications to this proposal as the new facility will be cleansed and maintained by Danfo in accordance with the existing service contract in the sum of £2,500.00 per annum. This will be funded from the additional coin income from the 20 pence charge for the use of the facilities and the Revenue Budgets will be updated at Budget Rightsizing to reflect this. The sluice unit will be charged at a fee of £1 and is likely to attract use from mobile home owners visiting the area.

6. RELEVANT VALUE FOR MONEY ISSUES

In 2005, the council was faced with the prospect of having to close all of its public conveniences due to the need to upgrade facilities and in response to financial pressures. Rather than do this, the council carried out an extensive options appraisal before entering into a long-term contract with Danfo to implement a strategy designed to continue provision.

In order to ensure that value for money was achieved a procurement exercise was undertaken in accordance with the Council's contract procedure rules. Danfo was selected as the successful tenderer on the basis that value for money was a key consideration as well as the suitability of the new facilities.

The upgrade of these facilities is an addition to the existing long term contract with Danfo.

7. RISK ASSESSMENT

Danfo will be responsible for carrying out any necessary risk assessments to identify and mitigate any risks associated with the project. Danfo will be managed in accordance with the Control of Contractors corporate arrangements (OH&S 0019)

8. VIABLE ALTERNATIVES

As part of the asset review all options were considered for use of this site, including transfer or disposal, with the preferred option to achieve best value from renovating and reopening it as additional public convenience facilities.

9. PROCUREMENT PATH (AND ANY DELEGATIONS AS REQUIRED)

Officers consider that the contract is an exempt contract for the purposes of the council's contract procedure rules. This applies where other procedures cannot practicably be followed because the contract is an extension of an existing contract"

10. OBJECTIVES, OUTPUTS AND OUTCOMES

- Increased access to high quality toilet provision with improved accessibility and baby change facility
- 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 since the recession and the availability of free and easy access for large numbers of people that benefit from concessionary travel
- The provision of additional public conveniences through Danfo Ltd will reduce instances related to community safety experienced as a result of inadequate provision i.e. vandalism of unused assets and the use of open spaces as toilet facilities
- The proposed new 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

11. DRAWINGS AND PLANS (AS APPROPRIATE)

N/A

12. CONCLUSION

The scheme will extend the provision of fit for purpose public convenience facilities with improved accessibility and safety for the benefit of residents and visitors to Fylde to the same award winning standard and high specification of the existing Danfo toilets in Fylde.

IMPLICATIONS	
Finance	This report requests approval for capital expenditure of up to £84,000 for the delivery of the North Promenade Car Park Public Conveniences Refurbishment scheme. This scheme is included within the approved Capital Programme for delivery in 2016/17.
Legal	There are no direct legal implications arising from the report
Community Safety	There are no direct community safety implications arising from the report
Human Rights and Equalities	There are no direct human rights and equalities implications arising from the report
Sustainability and Environmental Impact	There are no direct sustainability and environmental impact implications arising from the report
Health & Safety and Risk Management	There are no direct health and safety and risk management implications arising from the report

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LIST OF BACKGROUND PAPERS		
Name of document	Date	Where available for inspection
none		