

No: 1 - Provision of Public Convenience Facilities on North Beach Car Park

Description of Scheme: Provision of a new public convenience facility on North Beach Car Park to provide additional facilities designed for improved customer satisfaction and safety to extend the current service provision.

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 existing 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 12 facilities, 10 of which have been upgraded with individual Danfo units, which comprise 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 requirements of the Equalities Act 2010. As such it was consequently decided to close the Council assets at North Promenade¹ 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 Danfo arrangement the Council pays for the ongoing cleaning and maintenance of the public conveniences. A fee of 20 pence is charged for use of the facilities (with an additional charge of £1 at the North Promenade sluice unit) 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 £143,000 in 2017/18, while the associated income was £23,000 (approximately 16% of the overall budgeted costs).

Following a report to the Operational Management Committee in November 2017 a pilot project to explore the viability of introducing overnight motorhome parking at North Beach Car Park has been in operation since 29th March 2018. Up to 29th October 2018 629 overnight stays have been recorded with revenue from parking totalling £2,585. A report on this pilot phase is to be submitted to the Operational Management Committee to consider making this scheme permanent. The addition of a toilet block with sluice and shower facilities would make this an even more attractive location for motorhome visitors. Toilets, showers and changing facilities will also be of benefit to the many beach users that choose to access the beach at

¹ The facilities at North Promenade were subject to a successful capital bid in the 2016 programme and works to upgrade the facilities were completed in December 2016. These new facilities have proved very popular with residents and visitors over the busy summer period, generating an income in the region of £3,113 for the period Jan – July 2018, inclusive of the sluice unit income.

this location which includes those attending to enjoy windsports.

Members have requested that this site is considered for the extension of borough wide public convenience facilities as part of the 2019/20 Capital Bid Programme and Danfo have provided a quotation for the works. In addition, Danfo have confirmed that they will honour the annual cleansing and maintenance rate agreed for the North Promenade facilities, at a rate of £2,500 per annum (subject to annual RPI adjustments). This cost will be at least partly offset by the additional parking income generated.

Capital Cost Plan:

The proposal below is for the provision and installation of a Danfo Tetragon facility at North Beach car park. The Tetragon is a bespoke designed building manufactured off site and delivered and positioned on a pre prepared foundation. The units will be clad in an appropriate material which responds to its coastal location. This is to ensure that the installation will fit in to the local surroundings and be sympathetic to the local environment. Internal layout and facilities are identical to the Danfo units currently installed within the Borough of Fylde. The unit is to be positioned within the Car Parking Area at North Beach, adjacent to the Coastguard Building, subject to appropriate Planning Permission.

Please note:

- Danfo (UK) Ltd have assumed for the purpose of this quote that all services are local to the site and within 5 meters of the proposed location however, if there are no facilities available additional costs would be incurred;
- Enquiries have been made with the Coastguard with regards to the possibility of linking into the utilities available at their adjacent building, with an associated agreement and recharge of costs to Fylde Council based on sub-meters – response pending;
- Danfo (UK) Ltd has recommended a Euro Brick Type Cladding and a Pitched Roof however there are many other options that can be offered;
- This includes an external water tap with charging mechanism included

Cost Heading	Description	Total £
Provision of Tetragon 110 toilet block	Comprising of 1 fully accessible WC, 2 unisex WC, 1 internal shower, 1 sluice room and 1 changing cubicle	£99,800
Provision and installation of services (water/waste/electricity)		£36,000
Foundation slab		£6,500
Danfo installation costs		£15,000
Fees (planning/Building control)		£1,000
Sub - total		£158,300
Contingency (5% of sub-total)		£7,915
Project management/ supervision (10% of sub-total)		£16,625
Total		£182,840 Rounded to £185,000

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

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

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):

- 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
- 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

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

Performance - to meet the expectations of our customers by enhancing the reputation of the Council

Place - to promote the enhancement of the natural and built environment by upgrading council owned infrastructure

People - to encourage cohesive communities by improving security to prevent and reduce instances related to community safety

Prosperity - Maximise the return from the use of buildings and land in helping services promote the strategic themes of place, people prosperity and performance.

Budget Resource Requirements

Breakdown of initial capital costs and future revenue implications

Estimated Total Capital costs of bid (£000's):

£185,000

Annual additional Revenue costs arising from the bid (£000's):

nil at this stage

Danfo (UK) Ltd proposes that this additional unit should be added to the existing Fylde contract enabling Danfo to service and maintain the North Beach facility under the same terms and conditions but at a vastly reduced cost of 70% compared to the cleansing and maintenance of the other units per annum including ALL consumables, spares and repairs.

Please provide any further details of revenue savings below:

There will be an additional income generated from this new facility as a result of the 20 pence charges for use of the public conveniences, the £1 charge per use of the sluice unit and the additional charge (TBC) for shower and changing facilities and for the use of the external tap unit. This may be sufficient to offset the additional Danfo service charges.

Value and phasing of bid:

2019/20	2020/21	2021/22	2022/23	Additional capital investment required (i.e. the value of the bid)
£185,000	£000	£000	£000	

Existing resources in the Capital Programme relating to this scheme:

2019/20	2020/21	2021/22	2022/23	Existing capital resources in the approved Capital Programme
£000	£000	£000	£000	

Estimated timescales for the bid:

Start Date	April 2019	July 2019
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Project Risks (outline any risks to delivery of the project and how these will be mitigated)

Risk	Impact	Mitigating Action
No existing resources in the Capital Programme relating to this scheme	100% financial capital outlay required from capital reserves	Consider alternative proposals for funding i.e. discuss possible capital funding for the work through the existing agreement with Danfo (may require renegotiation of existing contract)
Additional revenue budget requirement	Strain on existing budgets may require later right-sizing of the budget	Some of the revenue costs will be offset by the additional income generated. However this may not be sufficient to meet the full additional costs; consider increasing charges for use to boost income