



Committee: OVERVIEW AND SCRUTINY COMMITTEE

Date: TUESDAY, 3 MARCH 2009

Venue: MORECAMBE TOWN HALL

Time: 6.00 P.M.

Councillors are reminded that as Members of overview and scrutiny they may not be subjected to the Party Whip, which is prohibited under the Lancaster City Council Constitution.

A G E N D A

This meeting has been summoned on the grounds of urgency in accordance with Section 100 A (6) of the Local Government Act 1972 as amended by the Local Government (Access to Information) Act 1985 and is urgent by virtue that any recommendation for Cabinet to reconsider the decision would have budgetary implications and need to be considered by Cabinet prior to Budget Council on 4th March 2009.

1. **Apologies for Absence.**
2. **Declarations of Interest**
3. **Items of Urgent Business authorised by the Chairman**

Consideration of any other decisions Called-in with regard to the Cabinet meeting on 17th February 2009, which have implications for Budget Council on 4th March 2009,

4. **Request to Call-in Cabinet Decision - Public Toilet Review - Cabinet Minute 140 (Pages 1 - 15)**

The Cabinet decision on Public Toilet Review (Minute 140) taken by Cabinet on 17th February 2009 has been requested to be called in by Councillors Histed and Bray (Overview and Scrutiny Committee Members) and Councillors Roe, Dent and Fishwick. This request was subsequently agreed by the Chief Executive. The decision has been called-in in accordance with Part 4, Section 5, Sub-section 16 of the Council's constitution.

Councillor Abbott Bryning (Leader of the Council) and Peter Loker (Corporate Director (Community Services)) have been invited to attend to outline the basis on which the decision was made.

- Call-in Procedure
- Call-in Notice
- Report to Cabinet
- Cabinet Minute Extract

ADMINISTRATIVE ARRANGEMENTS

(i) Membership

Councillors Stuart Langhorn (Chairman), Emily Heath (Vice-Chairman), Susan Bray, Mike Greenall, Val Histed, Karen Leytham, Roger Plumb, Roger Sherlock and Jude Towers

(ii) Substitute Membership

Councillors Tina Clifford, John Day, Jean Dent, Sarah Fishwick, Andrew Kay, Bob Roe, Rob Smith, Morgwn Trolinger and Peter Williamson

(iii) Queries regarding this Agenda

Please contact Liz Bateson, Democratic Services - telephone (01524) 582047 or email ebateson@lancaster.gov.uk.

(iv) Changes to Membership, substitutions or apologies

Please contact Members' Secretary, telephone 582170, or alternatively email memberservices@lancaster.gov.uk.

MARK CULLINAN,
CHIEF EXECUTIVE,
TOWN HALL,
DALTON SQUARE,
LANCASTER LA1 1PJ

Published on 25th February 2009

EXTRACT FROM THE CONSTITUTION

**Part 4 – Rules of Procedure,
Section 5 – Overview and Scrutiny Procedure rules,
Sub-section 18 – Call-in Procedure.**

Call-in Procedure

In considering a Call-in decision the following procedure will be followed:

- The Councillors who have made the Call-in request (who shall be seated together) will outline the reasons for the Call-in;
- The relevant decision-maker(s), with support from the appropriate officer(s) (who shall be seated together), will outline the reasons for their decision and the issues that they took into account;
- Councillors who are signatories to the Call-in request will have the opportunity to question the decision-maker;
- Other Members of the Overview and Scrutiny Committee will have the opportunity to question the decision-maker;
- At the discretion of the Chairman, other Members present may have the opportunity to question the decision-maker;
- Before forming a decision, the Chairman may decide to adjourn the meeting in order to allow the Call-in signatories to reflect on the evidence received and to consider any recommendations they wish the Committee to consider.
- The meeting then moves to forming a decision in accordance with the Council Procedure Rules.

This form is to be used when calling in a decision taken by the Cabinet, an Individual Member of the Cabinet or a committee of the Cabinet, or a key decision made by an officer with delegated authority from the Cabinet, or under joint arrangements. The full procedure is set out in paragraph 16, Part 4, Section 5 of the Constitution and page 53 of the Handbook.

ITEM TO BE CALLED IN PUBLIC TOILET REVIEW	
DATE DECISION TAKEN: 17/02/09	
DECISION TAKEN BY:	Tick
Cabinet	<input checked="" type="checkbox"/>
Individual Member of Cabinet (please state) Councillor JON BARRY	
Committee of Cabinet (please state)	
Key Decision by Officer with delegated authority (please state)	
Joint Arrangements (please state)	
REASONS FOR CALL-IN: (please indicate at least one reason why the decision in question has not been made in accordance with the principles set out in Article 13 of Constitution)	Tick
(a) Proportionality (i.e. the action must be proportionate to the desired outcome)	<input checked="" type="checkbox"/>
(b) Due consultation and the taking of professional advice from Officers	<input checked="" type="checkbox"/>
(c) Respect for human rights	<input checked="" type="checkbox"/>
(d) A presumption in favour of openness	
(e) Aims and desired outcomes will be clearly expressed	
(f) Options that were considered and the reasons for arriving at the decision will be explained	
REASONS WHY DECISION HAS NOT BEEN MADE IN ACCORDANCE WITH THE PRINCIPLE(S) SET OUT ABOVE AND (IF APPROPRIATE) PROPOSED ALTERNATIVE COURSE OF ACTION:	
POSSIBLE CONTRAVENTION OF THE 2003 LICENSING ACT, PROVENTION OF HARM TO CHILDREN. SECTION 7, PARAGRAPH 145 REGARDING UNACOMPANIED CHILDREN BELOW THE AGE OF 16 ON LICENSED PREMISES.	
THE SIGNATURES BELOW SEEK CLARIFICATION THAT THE COUNCIL HAS TAKEN INTO ACCOUNT THAT BY INTRODUCING THIS COMMUNITY TOILET SCHEME THAT ALL THE LEGAL REQUIREMENTS ARE IN PLACE.	
COMMUNITY TOILET SCHEME IS UNWORKABLE IN THE RURAL AREAS AS THE ONLY PLACES OPEN AT WEEKENDS ARE PUBLIC HOUSES AND THIS INTERFERES WITH A PERSONS HUMAN RIGHTS BECAUSE OF EITHER PERSONAL CHOICE OR RELIGIOUS BELIEFS THEY DO NOT WISH TO ENTER A PUBLIC HOUSE .	
THERE HAS BEEN NO CONSULTATION WITH LOCAL BUSINESSES WHICH ARE AGAINST THE SCHEME SO THE DESIRED OUTCOMES CAN NOT BE MEET	
Members of Overview & Scrutiny Committee	
Cllr V.HISTED <input type="checkbox"/> Cllr S.BRAY <input type="checkbox"/>	
<input type="checkbox"/> Three Further Council	
<input type="checkbox"/> Cllr B.ROE <input type="checkbox"/> Cllr S.FISHWICK <input type="checkbox"/> Cllr J.DENT <input type="checkbox"/>	
<input type="checkbox"/> (Note: A valid request for call in must be signed by a total of 5 Members of the Council, including 2 or more Members of the Overview & Scrutiny Committee, and all 5 Councillors must not be from the same political group.)	
DATE: 23/02/09	
<input type="checkbox"/> THIS REQUEST FOR CALL IN MUST BE SUBMITTED TO THE CHIEF EXECUTIVE (BY POST, FAX OR E-MAIL) WITHIN 5 WORKING DAYS OF THE DATE OF PUBLICATION OF THE DECISION	

CABINET

Public Toilet Review

17 February 2009

Report of Corporate Director (Community Services)

PURPOSE OF REPORT			
To provide options for toilet provision in 2009/2010.			
Key Decision	X	Non-Key Decision	
		Referral from Cabinet Member	X
Date Included in Forward Plan	[Click here and type date included in Forward Plan]		
This report is public			

RECOMMENDATIONS OF COUNCILLOR BARRY

- (1) That the 14 toilets listed in the report (para 2.2) are 'mothballed' with effect from 1st April 2009 and the draft revenue budget is updated accordingly.
- (2) That the draft capital programme is updated to reflect the proposed changes highlighted in paragraph 2.4 of this report.
- (3) That a 'Community Toilet' scheme is put in place from April 2009 and that £20,000 is allocated to this in 2009/10.
- (4) That a further report is brought to Cabinet in 2009/10 to make further recommendations for the medium / long term future of these toilets and to make recommendations for the future of the 'Community Toilet' scheme. In the meantime, if Parish Councils express an interest in acquiring toilets in their Parish, Cabinet would support this.

1.0 Introduction

- 1.1 As part of the 2009/2010 budget exercise cabinet have requested a report that provides further options for toilet provision within the District. This follows on from a previous review in 2005 that focussed mainly on improving the most used facilities.
- 1.2 The Public Health Act 1936 (Section 87) gives local authorities a 'power' to install 'public sanitary conveniences', but there is no 'duty' to do so. Provision of public toilets does not feature as a priority within the Corporate Plan or Community Strategy.

1.3 The 2009/2010 draft revenue budget for this service area is £381,700. Following a review in 2005 over £300,000 of capital has been spent on improving toilet provision.

1.4 In 2008 the Department of Communities and Local Government (DCLG) produced a report 'Improving Public Access to Better Quality Toilets'. The report outlines several examples of best practice of particular note is the 'Community Toilet' scheme. The scheme provides an excellent means by which local authorities, working in partnership with local businesses, can transform public access to toilets in their areas. Originally devised by the London Borough of Richmond upon Thames and now being adopted elsewhere, the scheme allows the public to use toilet facilities in participating businesses, which receive an annual payment in return to cover their costs. The scheme is cheaper to run than the Council's previous arrangement, and ensures access to a greater range of toilets that are clean and safe, located within managed buildings and available when people need them.

1.5 This report will provide options for toilet provision that-

- take account of this particular example of best practice ;
- take account of the projections of the medium term financial strategy (MTFS).

2.0 Proposal Details

2.1 Current details of public toilet provision are set out in appendix 1.

2.2 As can be seen there are a number of toilets that have already been provided / refurbished / replaced as a result of previous reviews of toilet provision and the Council has contractual obligations. There are also some toilets that complement another Council operation. In order to provide options that will have a budgetary impact in 2009/2010 there is immediate scope for reviewing the following 14 toilets-

West End (Regent Road) Morecambe
Toilets adjacent to the Dome- Morecambe
Heysham Village
Sunderland point
Glasson Dock
Cockerham
Silverdale
Warton
Red bank shore
Carnforth
Bolton Le Sands
Hest Bank
Bull Beck
Victoria Institute- Caton (cleaned by Council)

2.3 Taking account of the MTFS the most significant immediate savings could be made by 'mothballing' these toilets. This would mean that the toilets would still incur some ongoing costs eg- rates, standing utility charges etc. They would also incur some one off costs required to secure their closure (boarding up etc). Merely mothballing the toilets would provide a further opportunity to review their medium term / long term future.

- 2.4 By doing this it is estimated that the 2009/ 2010 revenue budget for toilets could be reduced by £100,000. With regard to Capital, there is £10,000 remaining within the current financial year and £137,000 in 2009/2010 for toilet improvements. The bulk of this had been earmarked for refurbishment of Heysham Village toilets, within minor works (£8K) for Festival Market toilets. Officers have recently been informed, however, that refurbishment of Marketgate toilets is scheduled for this financial year. Based on the original planning agreement the Council is liable for 50% of the improvement costs of these toilets, which are estimated at £45,000. It is proposed, therefore, that this commitment be included in the current year's capital programme and the remaining unallocated capital resources of around £100K be retained as a general capital provision but in year 2010/11, pending a review of the outcome of mothballing.
- 2.5 Although the proposals will involve a reduction in staffing to 1 FTE it is not expected that there will be any redeployment / redundancy issues because the staff will be utilised elsewhere within the cleansing function either as a result of staff turnover or as a direct reduction in the contracted services budget.
- 2.6 Mothballing these toilets and providing no other alternatives would represent a significant reduction in service.
- 2.7 Cherry picking from the list would not provide the same level of savings. Leaving a few toilets open would then require staff and vehicles to clean them. As an example Bull Beck is a fairly well used toilet especially at weekends. The cost of just emptying the septic tank at this toilet is around £14,000 per annum with another £6,000 devoted to repairs following vandalism etc.
- 2.8 In order to improve service provision a 'Community Toilet' scheme originally successfully introduced in Richmond is proposed. This initiative would offer payment to public buildings (eg pubs, cafes, hotels etc) who were prepared to offer use of their toilets to all members of the public (as opposed to just customers). In return the Council would contribute an agreed amount (£750) per annum to the business and provide branding and street signage to raise public awareness (an example of this is provided in Appendix 2).
- 2.9 It is proposed that in 2009/2010 the Council allocates £20,000 to a 'Community Toilet' pilot scheme. This would allow officers to seek around 15 participants and allow for branding and signage for the scheme.
- 2.10 If the scheme is successful a further proposal for expansion to other areas of the District will be brought forward for 2010/2011.
- 2.11 Currently there are 3 sets of public toilets provided in Williamson Park. At this stage no options have been prepared for reducing toilet provision but they will be brought forward with other options for Williamson Park. In the previously approved Capital Programme a specific provision of £60,000 was included for refurbishment. Given recent developments, it is proposed to merge this with another intended park scheme, to make a general provision for future park investment. The allocation of this capital budget would be covered in future reports to Cabinet regarding the park's operations.

3.0 Details of Consultation

- 3.1 None

4.0 Options and Options Analysis (including risk assessment)

4.1 The options and their analysis are as follows-

Option	Pros	Cons
1- status quo	Retains existing levels of toilet provision.	<ul style="list-style-type: none"> • Does nothing to meet requirements of MTFs. • Many of the toilets where City council are in need of major repair, suffer from ongoing vandalism and are in exposed locations.
2- Mothball 14 toilets as listed in para 2.2 - from April 1 2009, with capital changes in para 2.4	<ul style="list-style-type: none"> • Provides a £100,000 per year saving to revenue budget. • Provides a £100,000 general capital budget, for future works (including any demolition). • Mothballing toilets allows for medium term / long term consideration of their future. • Allows other bodies the opportunity to consider taking over the ongoing running of the facility. • Many of these toilets are in need of major repair, suffer from ongoing vandalism and are in exposed locations. 	<ul style="list-style-type: none"> • Represents a significant service reduction and will be unpopular with many. • Mothballed public buildings are unsightly and can attract vandalism. • Although the facility is mothballed it will still incur some service / maintenance charges. • If at a future date the decision is taken to reopen or demolish the mothballed toilets there will obviously be further financial implications to consider, and these might not be fully covered by the £100K capital provision.
3- Mothball some toilets of the toilets in the list in para 2.2- from April 1 2009, with capital changes in para 2.4	<ul style="list-style-type: none"> • Would provide some savings to revenue budget. • As above. • Reduced service reduction. 	<ul style="list-style-type: none"> • The mothballing proposal of 14 toilets has been designed to generate the maximum saving from the resources that are used (eg staff, transport etc). Leaving some open would greatly reduce the saving as it would not be as efficient (ie. staff and a vehicle still have to be allocated to cleaning a reduced amount of toilets). • If at a future date the decision is taken to reopen or demolish the mothballed toilets again there will obviously be further financial implications to consider.
4- Community Toilet Pilot - from April 2009	<ul style="list-style-type: none"> • Retains levels of service provision. • Cheaper to run (Pilot, but assume £20,000 per annum). • Provides toilets that are clean, safe, located within managed 	<ul style="list-style-type: none"> • Businesses may not be willing to participate.

	<p>buildings and available when people need them.</p> <ul style="list-style-type: none"> • Will impact positively on the businesses that participate through an annual contribution, publicity and signage. • Using 2009/2010 as pilot year allows for time to assess effectiveness and then make recommendations for 2010/2011 	
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5.0 Officer Preferred Option (and comments)

5.1 Because of the need to make savings the officer preferred option is option 2 (mothball 14 toilets as listed in para 2.2) combined with option 4 (Community Toilet Pilot). The effective date for this would be April 1 2009.

6.0 Conclusion

6.1 The report provides options for toilet provision that are consistent with best practice and the Council’s financial position.

<p>RELATIONSHIP TO POLICY FRAMEWORK</p> <p>Provision of public toilets does not feature as a priority within the Corporate Plan or Community Strategy.</p>
<p>CONCLUSION OF IMPACT ASSESSMENT (including Diversity, Human Rights, Community Safety, Sustainability and Rural Proofing)</p> <p>[Click here and type conclusion of impact assesment]</p>
<p>FINANCIAL IMPLICATIONS</p> <p>The draft revenue budget includes £381,700 for the provision of public toilets within the District. Currently 3 full time direct staff are employed on this function of cleansing</p> <p>Option 1 (status-quo) would see no change to the budget requirement and therefore generate no savings.</p> <p>The combination of the preferred options (2 and 4) would see a reduction in staffing to 1 full time employee and generate a saving of £100,000 along with a cost of £20,000 resulting in a net saving of £80,000 per annum. It is anticipated that there would be no redeployment/redundancy issues as the staff will be redirected within the cleansing function through natural wastage or a direct reduction to the contracted services budget.</p>

The savings arising from option 3 are not quantifiable at this moment as there is no schedule of which toilets would potentially be kept. Should Members choose this option then a further appraisal would be required.

As detailed in the report, the latest Capital Programme, as reported to Cabinet on 20th January 2009, includes the sum of £245,000 (profiled £108,000 in 2008/2009 and £137,000 in 2009/2010) for toilet improvements within the District. To date £98,000 has been spent, leaving £147,000 available, but there is the need to provide funding for the Marketgate refurbishment, and provide in future for the outcome of any mothballing.

All options require the Capital Programme to be re-profiled, as follows :-

	2008/2009 £'000	2009/2010 £'000	2010/11 £'000	TOTAL £'000
January Programme	108	137	--	245
Option 1	153	137	--	290
Options 2 & 3	143	--	100	243

If at a future date the decision is taken to reopen or demolish the mothballed toilets there will obviously be further financial implications to consider at that time, against remaining budget provisions.

SECTION 151 OFFICER'S COMMENTS

In reaching a decision, Members are advised to consider the options in context of the budget position and the need to make ongoing savings and achieve value for money, as well as proposed priorities and the impact on service users.

LEGAL IMPLICATIONS

Legal have been consulted and have no further comments to make.

MONITORING OFFICER'S COMMENTS

The Monitoring Officer has been consulted and has no further comments.

BACKGROUND PAPERS

DCLG- Improving Public Access to Better Quality Toilets

Contact Officer: Mark Davies

Telephone: 01524 582401

E-mail: MDavies@lancaster.gov.uk

Ref:

Appendix 1- Current Provision of Public Toilets

Location	Notes
St Nicholas Arcade- Lancaster	Operated by St Nicholas Arcade- No cost to the Council
Bulk St car park- Lancaster	Operated by Adshel- No cost to the Council
Marketgate- Lancaster	Operated by Marketgate as part of original planning agreement- Council pays an amount for cleaning and maintenance. Also liable for half of any capital improvements. Refurbishment due this year.
Bus Station- Lancaster	Council pays an amount cleaning and maintenance. Part of original agreement when bus station built.
Williamson Park- Lancaster	Operated by Williamson park- 3 toilets café, prefab units, Wyresdale Rd
<ul style="list-style-type: none"> • Happy Mount Park – Morecambe • Clock Tower- Morecambe • Library Car Park- Morecambe 	Newly refurbished 'pay as you go' toilets operated by Danfo. Council pays annual amount of for cleaning, maintenance etc. All income retained by Council
West End Gardens- Morecambe	New facility open to public maintained by Council open daily. Formed part of proposal for external funding of café facility
Stone Jetty- Morecambe	Located within Stone Jetty café but maintained by Council as a public toilet- available all year round.
Dome- Morecambe	Located near to Dome. Maintained by Council only opened during the spring and summer.
West End toilets- Morecambe	Maintained by council
Festival Market- Morecambe	Public toilets attached to Festival Market open daily. Due for minor refurbishment this year.
Bus Station- Morecambe	Closed due to ongoing vandalism and anti social behaviour.
Heysham Village	Maintained by Council
Sunderland point	Maintained by Council
Glasson Dock	Maintained by Council
Cockerham	Maintained by Council
Silverdale	Maintained by Council
Warton	Maintained by Council
Red bank shore	Maintained by Council
Carnforth	Maintained by Council
Bolton Le Sands	Maintained by Council
Hest Bank	Maintained by Council
Bull Beck	Maintained by Council
Victoria Institute- Caton	Cleaned by Council
Conder Green	Provided by Lancashire County Council
Crook O'Lune	Provided by Lancashire County Council

APPENDIX 2- Example from Richmond

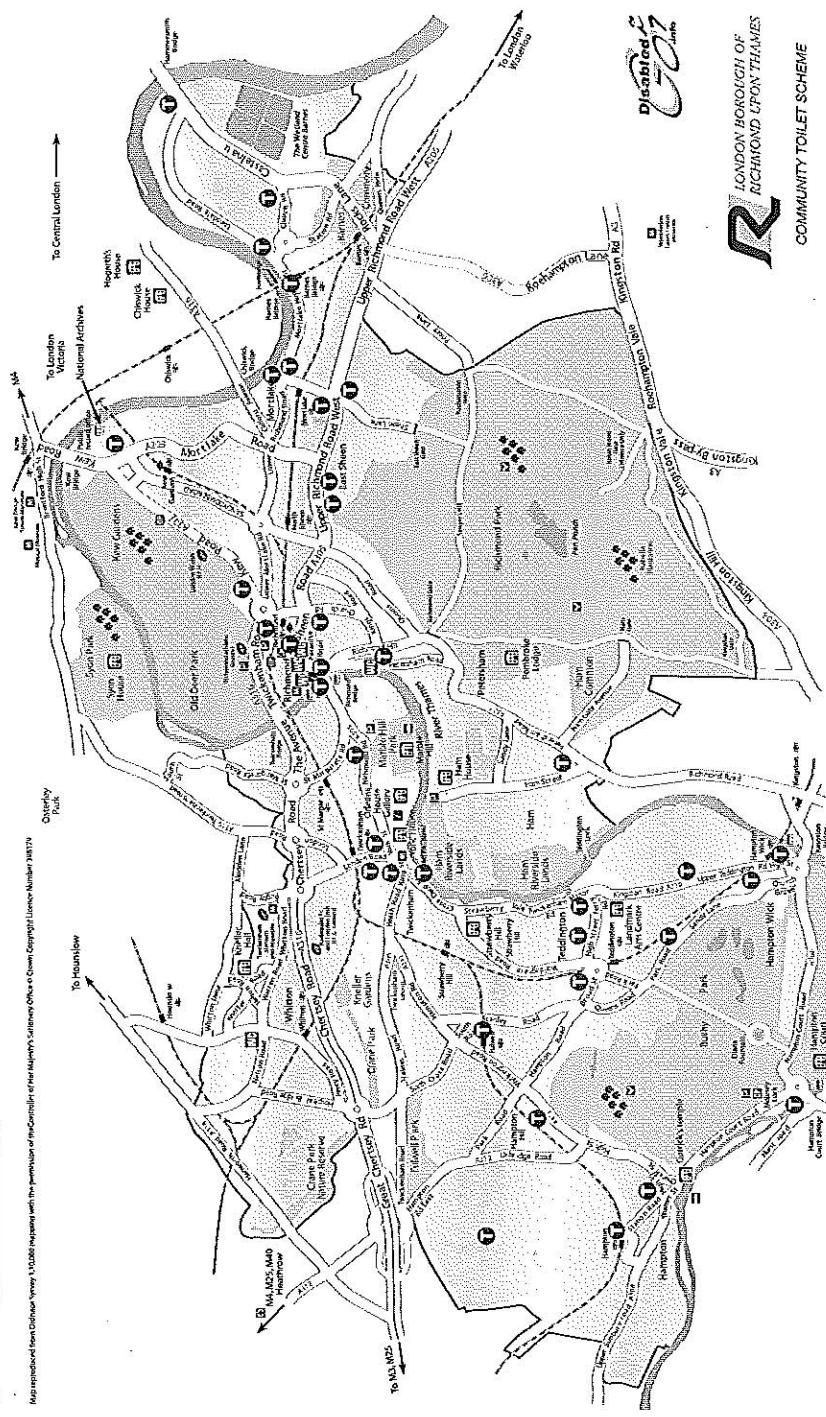
Participating premises display one of these stickers in their window:



APPENDIX 2 - Richmond Map

- Barnes**
 - The Swan** 22 High Street KT1 4DB
 - White Hart Hotel** 1 High Street KT1 4DA
- Kew**
 - Marks & Spencer** Kew Retail Park TW9 4AA
 - Mortlake**
 - Jolly Gardeners** 36 Lower Richmond Road SW14 7EX
- Railway Bar & Dining Room** 11 Shoan Lane SW14 8HY
- The Charlie Butler** 40 Mortlake High Street SW14 8HR
- The Ship** 10 Thames Bank SW14 7QR
- Richmond**
 - Centro** 31-33 Kew Road TW9 2NQ
 - Pizza al Rollo** 20 Hill Street TW9 1TN
 - Restaurant 109** 109 Kew Road TW9 2PN
 - The Bishop's Finger** 145 Sheen Road TW9 1YT
 - The Richmond Arms** 20 The Square TW9 1DZ
 - The Slug & Lettuce** Riverside House Water Lane TW9 1TJ
 - Hollyhook Café** Terrace Gardens Peterham Road, TW10 6UX
 - Tide Tables Café** Beneath Richmond Bridge Richmond Riverside TW9 1TH
- Teddington**
 - L'Amandine** 200 Kingston Road TW11 9JD
 - Scarpatta** 78 High Street TW11 8JD
 - Teddington Arms** 38-40 High Street TW11 8RW
 - Teddington Pool** Vineage Road TW11 8EZ
 - The Adelalide** 57 Park Road TW11 0AU
 - The Coffee Mill** 91 High Street TW11 8HG
 - The King's Head** 123 High Street TW11 8HG
 - The Lion** 27 Wick Road TW11 9DN
 - The Nearest Café** 10 Church Road TW11 8PB
 - The Postbox Bistro** 195 Waldegrave Road TW11 8LX
 - The Railway** 3 Victoria Road TW11 0BB
- Hampton**
 - Dar Laffa** 76 Milton Road TW12 2LJ
 - The Bell Inn** 8 Thames Street TW12 2EA
 - The Jolly Coopers** 16 The High Street TW12 2SU
 - The Railway Bell** Skilton Road TW12 2AP
 - The White House Community Centre** 45 The Avenue TW12 9FN
 - Hampton Court**
 - Blubeckers** 3 Palace Gate Hampton Court Way, KT8 9BN
 - The Cardinal Wolsey** The Green Hampton Court Road KT8 9BW
 - Hampton Hill**
 - Duke of Clarence** 147 High Street TW12 1NU
 - The Jenny Lind** 80 High Street TW12 1NY
 - The Windmill** 80 Windmill Road TW12 1QU
 - Hampton Wick**
 - Strykers Railway** 91 High Street KT1 4DG

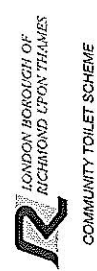
Members of the Community Toilet Scheme



KEY

- Community Toilet Scheme** (Icon: Toilet with 'C')
- Wheelchair accessible** (Icon: Wheelchair)
- Baby changing** (Icon: Baby changing table)
- Promises participating in the Council's Community Toilet Scheme operate in this area and display one of these stickers in their window:**
 - Public Toilets (Icon: Toilet)
 - Tourist Information (Icon: Information sign)
 - Car parking (Icon: Car)
 - Coach Parking (Icon: Coach)
 - Theatres (Icon: Theatre)
 - Museum (Icon: Museum building)
 - House (Icon: House)
 - Pier (Icon: Pier)
 - Ferry (Icon: Ferry)
 - Deer Park (Icon: Deer)
 - Rugby Ground (Icon: Rugby field)
 - Underground Station (Icon: Underground station)
 - British Rail Station (Icon: Train)

- The Red Lion** 154 Stanley Road TW11 8JD
- The Tide End Cottage** 8 Ferry Road TW11 9NN
- Trattoria Sorrento** 132 High Street TW11 8JL
- Wimpy** 38-40 Broad Street TW11 8DY
- The Angler's Arms** 3 Boom Road TW11 9NN
- Twickenham** 32 King Street TW1 3SZ
- Kentucky Fried Chicken** 7 King Street TW1 3SD
- Magic Carpet Café** The Embankment TW1 3DU
- The Barry Arms** Embankment TW1 3DU
- The Cabbage Patch** 67 London Road TW1 3SZ
- The Cricket Pavilion** Twickenham Green TW2 6TU
- The George** 32 King Street TW1 3SN
- The Golden Grill** 49 London Road TW1 8SX
- The Rugby Tavern** 68 London Road TW1 3QS
- The Up and Under** 33 York Street TW1 3LZ
- Waitrose** 50 London Road TW1 9FU
- The Rising Sun** 277 Richmond Road Marble Hill TW1 2NP



COMMUNITY TOILET SCHEME



EXTRACT FROM CABINET MINUTES – MINUTE 140**PUBLIC TOILET REVIEW****(Cabinet Member with Special Responsibility Councillor Barry)**

The Corporate Director (Community Services) submitted a report to provide options for toilet provision in 2009/10. In order to provide options that would have a budgetary impact in 2009/10 the report listed 14 toilets where there was immediate scope for review:-

West End (Regent Road) Morecambe
Toilets adjacent to the Dome- Morecambe
Heysham Village
Sunderland point
Glasson Dock
Cockerham
Silverdale
Warton
Red bank shore
Carnforth
Bolton Le Sands
Hest Bank
Bull Beck
Victoria Institute- Caton (cleaned by Council)

The options, options analysis, including risk assessment, were set out in the report as follows:

Option	Pros	Cons
1- status quo	Retains existing levels of toilet provision.	<ul style="list-style-type: none"> • Does nothing to meet requirements of MTFs. • Many of the toilets where City Council are in need of major repair, suffer from ongoing vandalism and are in exposed locations.
2- Mothball 14 toilets as listed in para 2.2 - from April 1 2009, with capital changes in para 2.4	<ul style="list-style-type: none"> • Provides a £100,000 per year saving to revenue budget. • Provides a £100,000 general capital budget, for future works (including any demolition). • Mothballing toilets allows for medium term / long term consideration of their future. • Allows other bodies the opportunity to consider taking over the ongoing running of the facility. • Many of these toilets are in need of major repair, suffer 	<ul style="list-style-type: none"> • Represents a significant service reduction and will be unpopular with many. • Mothballed public buildings are unsightly and can attract vandalism. • Although the facility is mothballed it will still incur some service / maintenance charges. • If at a future date the decision is taken to reopen or demolish the mothballed toilets there will obviously be

	from ongoing vandalism and are in exposed locations.	further financial implications to consider, and these might not be fully covered by the £100K capital provision.
3- Mothball some toilets of the toilets in the list in para 2.2- from April 1 2009, with capital changes in para 2.4	<ul style="list-style-type: none"> • Would provide some savings to revenue budget. • As above. • Reduced service reduction. 	<ul style="list-style-type: none"> • The mothballing proposal of 14 toilets has been designed to generate the maximum saving from the resources that are used (eg staff, transport etc). Leaving some open would greatly reduce the saving as it would not be as efficient (ie. staff and a vehicle still have to be allocated to cleaning a reduced amount of toilets). • If at a future date the decision is taken to reopen or demolish the mothballed toilets again there will obviously be further financial implications to consider.
4- Community Toilet Pilot - from April 2009	<ul style="list-style-type: none"> • Retains levels of service provision. • Cheaper to run (Pilot, but assume £20,000 per annum). • Provides toilets that are clean, safe, located within managed buildings and available when people need them. • Will impact positively on the businesses that participate through an annual contribution, publicity and signage. • Using 2009/2010 as pilot year allows for time to assess effectiveness and then make recommendations for 2010/2011 	<ul style="list-style-type: none"> • Businesses may not be willing to participate.

Because of the need to make savings the officer preferred option is option 2 (mothball 14 toilets as listed in para 2.2) combined with option 4 (Community Toilet Pilot). The effective date for this would be 1st April 2009.

It was moved by Councillor Barry and seconded by Councillor Archer:-

- “(1) That, with the exception of Bull Beck, the 13 toilets listed in the report (para 2.2) are ‘mothballed’ with effect from 1st April 2009 and the draft revenue budget is updated accordingly.
- (2) That the £26,000 savings options for Bull Beck are put into the budget process for consideration.

- (3) That the draft capital programme is updated to reflect the proposed changes highlighted in paragraph 2.4 of this report.
- (4) That a 'Community Toilet' scheme is put in place from April 2009 and that £20,000 is allocated to this in 2009/10.
- (5) That a further report is brought to Cabinet in 2009/10 to make further recommendations for the medium / long term future of these toilets and to make recommendations for the future of the 'Community Toilet' scheme. In the meantime, if Parish Councils express an interest in acquiring toilets in their Parish, Cabinet would support this."

By way of an addendum to recommendation (1) regarding Bull Beck toilets, which was accepted as a friendly amendment by the mover and seconder of the original proposition, Councillor Gilbert proposed:

"(1b) That officers explore, as far as possible, ways to reduce expenditure on Bull Beck toilets including the possibility of renewing the septic tank and looking at the possibility of locking the enclosure at night to reduce vandalism."

By way of amendment, Councillor Mace proposed and Councillor Charles seconded:

"(6) That discussions be commenced with Parish Councils to investigate the long term future of and funding of the public toilets situated in Parished Areas of the District, and that the outcome of these discussions be reported to Cabinet."

2 Members (Councillors Charles and Mace) voted in favour of the amendment and 7 Members (Councillors Archer, Barry, Blamire, Bryning, Fletcher, Gilbert and Kerr) voted against, whereupon the Chairman declared the amendment lost.

Members then voted on the substantive motion:-

Resolved:

(7 Members (Councillors Archer, Barry, Blamire, Bryning, Fletcher, Gilbert and Kerr) voted in favour and 2 Members (Charles and Mace) voted against).

- (1) That, with the exception of Bull Beck, the 13 toilets listed in the report (para 2.2) are 'mothballed' with effect from 1st April 2009 and the draft revenue budget is updated accordingly.
- (1b) That officers explore, as far as possible, ways to reduce expenditure on Bull Beck toilets including the possibility of renewing the septic tank and looking at the possibility of locking the enclosure at night to reduce vandalism.
- (2) That the £26,000 savings options for Bull Beck are put into the budget process for consideration.
- (3) That the draft capital programme is updated to reflect the proposed changes highlighted in paragraph 2.4 of this report.
- (4) That a 'Community Toilet' scheme is put in place from April 2009 and that £20,000 is allocated to this in 2009/10.

- (5) That a further report is brought to Cabinet in 2009/10 to make further recommendations for the medium / long term future of these toilets and to make recommendations for the future of the 'Community Toilet' scheme. In the meantime, if Parish Councils express an interest in acquiring toilets in their Parish, Cabinet would support this.

Officers responsible for effecting the decision:

Corporate Director (Community Services)
Head of City Council (Direct) Services

Reasons for making the decision:

The decision takes account of the "Community Toilet" example of best practice whilst also providing budgetary savings.