

REPORT TO: Cabinet Member - Environmental

DATE: 12th January 2011

SUBJECT: **PUBLIC CONVENIENCES – UPDATE**

WARDS AFFECTED: ALL

REPORT OF: J G Black
Operational Services Director

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**EXEMPT/
CONFIDENTIAL:** No

PURPOSE/SUMMARY:

To update the Cabinet Member – Environmental on the current situation in relation to the facilities that make up the Operational Services Department's Public Convenience portfolio.

REASON WHY DECISION REQUIRED:

To provide further information regarding the department's current public convenience service.

RECOMMENDATION(S):

That the Cabinet Member – Environmental notes the information contained in this report and agrees that the buildings (public conveniences) in Formby (The Cloisters) and Southport (Market Street) be declared as surplus to requirements by Operational Services at the end of March 2011.

KEY DECISION: No

FORWARD PLAN: N/A

IMPLEMENTATION DATE: Following the call-in period for this meeting.

ALTERNATIVE OPTIONS:**IMPLICATIONS:****Budget/Policy Framework:**

Financial: The budget for the public convenience service will be adjusted to reflect agreed efficiency savings that will apply from April 2011 onwards, as these figures have been reported separately they are not shown in table below.

<u>CAPITAL EXPENDITURE</u>	2009/ 2010 £	2010/ 2011 £	2011/ 2012 £	2012/ 2013 £
Gross Increase in Capital Expenditure				
Funded by:				
Prudential Borrowing				
Sefton Capital Resources				
Specific Capital Resources				
<u>REVENUE IMPLICATIONS</u>				
Gross Increase in Revenue Expenditure				
Funded by:				
Sefton funded Resources				
Funded from External Resources				
Does the External Funding have an expiry date? Y/N	When?			
How will the service be funded post expiry?				

Legal: N/A

Risk Assessment: None

Asset Management: N/A

CONSULTATION UNDERTAKEN/VIEWS

CORPORATE OBJECTIVE MONITORING:

<u>Corporate Objective</u>		<u>Positive Impact</u>	<u>Neutral Impact</u>	<u>Negative Impact</u>
1	Creating a Learning Community		√	
2	Creating Safe Communities	√		
3	Jobs and Prosperity		√	
4	Improving Health and Well-Being	√		
5	Environmental Sustainability		√	
6	Creating Inclusive Communities		√	
7	Improving the Quality of Council Services and Strengthening local Democracy		√	
8	Children and Young People		√	

LIST OF BACKGROUND PAPERS RELIED UPON IN THE PREPARATION OF THIS REPORT

None

Background

1. The Operational Services Department is currently responsible for public conveniences at the following (ten) locations within the Borough;
 - Preston New Road, Southport
 - Park Crescent, Southport
 - Hill Street, Southport
 - Promenade, Southport
 - East Bank Street, Southport
 - Market Street, Southport
 - Leighton Avenue. Maghull
 - Moor Lane, Crosby
 - Brighton Road, Waterloo
 - Burbo Bank, Blundellsands
2. Of these ten public conveniences, five are currently unisex, pay to use cubicles that are accessed directly from the street. These facilities were installed during 2006 and 2009 under the modernisation contract awarded to Danfo (UK) Ltd.
3. The other five public conveniences are a mix of the styles, direct access type (ladies, gents and accessible) cubicles at Preston New Road and Park Crescent with the older style separated ladies, gentlemen's and disabled facilities at;
 - Market Street (Southport),
 - off Moor Lane (Crosby)
 - off Leighton Avenue (Maghull).
4. The previous public convenience update report noted the comments of the Formby Parish Council. However, at a meeting of full Council on Thursday 2nd September 2010 it was agreed to withdraw the capital funding for the improvement or replacement of the existing public convenience facility in Formby. As the funding has now been released for other uses, the improvement scheme at Formby will not proceed.
5. Following the decision of the Council, outlined in paragraph 4 above, Formby Parish Council is now considering alternative options for the provision of a public convenience facility in Formby. The Cabinet Member, Environmental is requested to agree that the building/facility be declared as 'surplus' to requirements by the Operational Services Department. The Asset Management section, Environmental & Technical Services Department will be notified accordingly.

6. The previous update report made reference to Market Street and Preston New Road also being in need of some attention, as both of these were last refurbished in 2002. The work required at Preston New Road was generally of an aesthetic nature and was carried out early 2009 prior to the spring/summer season when usage normally increases.
7. *Market Street*: Only essential repair and maintenance work has been carried out at this facility pending decisions about the future of this facility/building. It was agreed by Council on the 16th December 2010 that this facility would close at the end of March 2011. The Cabinet Member, Environmental, is therefore requested to agree that this building/facility be declared as surplus to requirements by the Operational Services Department. The Asset Management section, Environmental & Technical Services Department will be notified accordingly.
8. A minor renovation of the facilities at Leighton Avenue (Maghull) was undertaken in mid 2009. This included the replacement of some internal fittings and re-painting of the interior.

Operational Issues

9. A number of minor maintenance issues have been reported/identified during the period April 2009 to September 2010;
 - Exterior lighting faults
 - Door counter not working
 - Coin box lock problems / Coins stuck
 - Loose seats
 - Faulty door locks
 - Interior lighting failures/faults
 - Plumbing/drainage problems
10. The following types of abuse/vandalism have also been reported;
 - Broken toilet seats
 - Graffiti/scratching - interior and exterior surfaces
 - Jammed/broken coin mechanism
 - Broken cisterns/flushing mechanism
 - Missing door handles/coat hooks
 - Internal aluminium strip removed
 - Road traffic cones thrown by vandals on to toilet roofs
 - Sleeping in 24-hour facilities.

Usage/Income; 'Pay –to-Use' facilities – April 2010 to September 2010

11. The following information relates to the above period;

Site	Usage
Eastbank Street	30,405
Promenade	22,475
Hill Street	14,590
Burbobank	22,540
South Road Waterloo	5,105

12. The task of collecting and banking of money (coins) is carried out by a contractor operating on behalf of the Car Parking Section, Planning & Investments Department. After deducting the recharge for this service a net income of just under £16,000 has been achieved during the above period.
13. Usage varies on a seasonal basis and is also affected by weather and holiday periods. However it is anticipated that net income, based on the current portfolio of pay-to-use facilities, is likely to average around £30,000 per financial year.
14. The income will continue to be used to support the general repair and maintenance of public convenience facilities that are currently managed by the Operational Services Department.