

<b>Title of meeting:</b>	Cabinet Decision Meeting
<b>Date of meeting:</b>	Thursday 26 <sup>th</sup> June 2014
<b>Subject:</b>	Public Toilet Review
<b>Report by:</b>	Head of Transport & Environment
<b>Wards affected:</b>	Hilsea, Drayton-Farlington, Paulsgrove, St. Thomas
<b>Key decision:</b>	Yes
<b>Full Council decision:</b>	No

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## 1. Purpose of report

- 1.1. Following previously agreed closures of a number of public toilets this report considers options for the reprovision of public toilets at four sites across Portsmouth.

## 2. Recommendations

- 2.1 That a unisex toilet cubicle be opened to the public at Hilsea Lido, Marsden Road and White Hart Road.
- 2.2 That an additional unisex toilet cubicle be provided at Hilsea Lido.
- 2.3 That Officers review options for alternative use of the public toilet at Lower Drayton Lane to include a publically accessible unisex toilet cubicle.
- 2.4 That the opening hours of the public toilets in the D-Day car park be extended until 9 pm during the summer season.
- 2.5 That the existing number of toilets in the Community Toilet Scheme is maintained.

## 3. Background

- 3.1. At the council meeting on 11<sup>th</sup> December 2012, councillors agreed a full year reduction of £200,000 from the £539,000 budget for the provision of public toilets.
- 3.2. After public consultation, the following recommendations were accepted by Cabinet on 4 March 2013 to meet the required savings;
  - Permanently close 11 of the 25 public toilets and the Southsea Kiosk facility

- Retain Eastney Esplanade toilets for an additional 2-3 years until suitable alternatives are available in the area
- Charge 20p per use at Clarence Pier
- Corporate Assets take responsibility for the sale/lease/demolition of former toilet sites to obtain maximum value for the council
- Bring the cleaning and maintenance contract in-house to be delivered by the council's Green & Clean team
- To explore the implementation of a community toilet scheme

#### 4. Closures

4.1. As recommended in the March report, the responsibility for all closed facilities has been transferred to the Council's Corporate Assets team for disposal/sale/lease to obtain maximum value for the council.

4.2. The table below provides a current update on the status of each facility approved for closure.

Closed site	Date closed	Future use and current status
Castle Field	1 <sup>st</sup> Nov 2013	Lease completed to a bike hire/accessory operator.
Hilsea Lido	3 June 2013	Identified for use by Housing for staff rest areas.
Marsden Road		
Highland Road	2 Sept 2013	Demolished. Bidder for two houses has just withdrawn. A scheme for a single detached house has been prepared by Corporate Assets and agreed with Planning. Plot needs to be remarketed.
Bransbury Park	2 Sept 2013	Demolished and reinstated as park land.
Milton Park	2 Sept 2013	Demolished and reinstated as park land.
Clarkes Road	1 <sup>st</sup> Nov 2013	Successful bidder has yet to gain planning approval for nursery/flat scheme. A draft freehold transfer has been prepared.
College Park	1 <sup>st</sup> Nov 2013	Freehold transfer completed for a dog parlour.
Lower Drayton Lane	1 <sup>st</sup> Nov 2013	Site has been remarketed. Subject to contract discussion on-going with one party with a view to providing a publically accessible toilet as part of the development.

Paradise Street	1 <sup>st</sup> Nov 2013	Planning application submitted for a café. Due to be determined shortly. Lease has been agreed and is ready for completion once planning approval has been granted.
South Parade Kiosk	1 <sup>st</sup> Nov 2013	Agreement for Lease completed with adjoining unit for a café (capital works on fit out almost complete).
White Hart Road	Jan 2014	Terms have been agreed with the prospective tenant for commercial storage but agreement has not yet been concluded.

- 4.3. As well as making revenue savings to the public conveniences budget through closure, it should be noted that the lease of former toilet sites will bring additional annual revenue to the council.

## 5. Facility Review

- 5.1 In accordance with guidance from Members options to reprovide a public toilet service has been considered at four sites; Hilsea Lido, Marsden Road, Lower Drayton Lane and White Hart Road.
- 5.2 A map showing the location of the existing public toilets including those included within the Community Toilet Scheme and those being considered for reopening is included in Appendix 1.
- 5.3 Options for partial reopening of a number of toilets have been considered.
- 1 - Provision of a unisex cubicle at Hilsea Lido
  - 2 - Provision of a unisex cubicle at Marsden Road
  - 3 - Provision of a unisex cubicle at White Hart Road
  - 4 - Provision of a unisex cubicle at Lower Drayton Lane
- 5.4 Following concern that during the summer between 6.00pm and 9.00 pm there is no public toilet provision at the D-day car park it is proposed that these toilets remain open until this time.
- 5.5 With the opening of the toilets identified in 5.3 and following difficulty in signing up additional members to the Community Toilet Scheme in the areas where these facilities are located, this will address a shortfall in provision in the north of the City. On this basis it is proposed that the numbers of facilities in the Community Toilet Scheme is now sufficient and that no new facilities be signed up and that the existing number of members in the scheme is maintained.

## **6. Proposal Details**

- 6.1 Information about each facility being considered for reopening together with site plans is included in Appendix 2.
- 6.2 Option 1, provision of a unisex cubicle at Hilsea Lido using the existing disabled cubicle. Previously this site was open twenty four hours a day but due to previous issues associated with antisocial behaviour it is proposed that this site reopens between 7.45 am - 7.00 pm as the main use will be associated with recreational use of the surrounding area. It is proposed that an additional unisex cubicle will be provided adjacent to the new unisex cubicle after the busy summer season with the remaining area being used as a rest area for Green and Clean staff.
- 6.3 Option 2, provision of unisex toilet at Marsden Road using the existing disabled cubicle. Previously this site was open twenty four hours a day but due to previous issues associated with antisocial behaviour it is proposed that this site reopens between 7.45 am - 5.00 pm as the main use will coincide with shop opening hours. The remaining part of the building will either be used as a rest area for Green and Clean staff or remarketed for alternative use.
- 6.4 Option 3, provision of a unisex toilet at White Hart Road using the existing disabled cubicle. Discussions have taken place with the prospective tenant who would not wish to proceed with the proposed lease if the disabled toilet was retained for public use as it would impact on their proposals for the site. It could be possible to reconfigure the site to provide an alternative for providing a unisex cubicle but this would require additional capital cost. Officers are to review options to include the provision of the existing disabled cubicle which will be retained for general public use. Previously this site was open twenty four hours a day it is proposed that this site will reopen between 6.00 am - 9.00 pm to be in line with other local public toilet provision.
- 6.5 Option 4, unisex toilet at Lower Drayton Lane - Following a tender exercise officers are reviewing proposals to consider alternative options for use of the site but to include a publically accessible unisex toilet cubicle. The outcome of this review will be fed back to members in due course together with associated costs.

## **7. Budget / Operational Implications**

- 7.1 The on-going revenue costs together with one off costs for providing a unisex cubicle at Hilsea Lido, Marsden Road and White Hart Road are included in Appendix 3.
- 7.2 There are no additional costs for extending the summer opening hours at the D-Day car park toilets until 9pm.
- 7.3 It should be noted that at peak times, particularly at Hilsea Lido, by providing only one cubicle queues could develop which will impact on the ability to service the toilet and consequently have an adverse impact on service provision. The provision of an additional cubicle at Hilsea Lido by next summer will assist in addressing this.

- 7.4 The unisex toilets at Hilsea Lido, Marsden Road and White Hart Road can be opened by Monday 23<sup>rd</sup> June as only minor works are required to the existing disabled cubicles.
- 7.5 Consideration has been given for the likelihood of obtaining revenue associated with advertising at all the public toilet sites. A number of companies have been approached, the indication to date is that there is little value in this.

## **8. Equality Impact Assessment (EIA)**

- 8.1. A full impact assessment was undertaken as part of the 4<sup>th</sup> March 2013 Cabinet report.
- 8.2. The existing disabled toilet cubicles at Marsden Road, Hilsea Lido and White Hart Road need minor works to make them more accessible which have been included in the associated reopening costs. Once reopened a full access audit would be undertaken of each toilet which could result in additional works being required.
- 8.3. There is currently no disabled toilet at Lower Drayton Lane.

## **9. Legal implications**

- 9.1. The appropriation of the Hilsea Lido toilets to the Housing Service (HRA) has not yet taken place. The basis of the appropriation was conversion to a facility to be used by Green and Clean. On the basis that the facility will be used as a staff area for the Green and Clean team the appropriation of this facility will proceed.
- 9.2. Marsden Road has previously been appropriated to HRA and adjoins other facilities that benefit Local Authority tenants in the main and can, therefore, remain in HRA.

## **10. Head of Finance's comments**

- 10.1. The additional costs associated with the provision of a toilet cubicle at White Hart Road as detailed in this report will be met within existing Transport and Environment revenue budgets. There are no additional costs associated with extending the existing summer opening hours at the D-Day car park toilets.
- 10.2. The toilet facilities at Marsden Road and Hilsea Lido will be held and operated by the Housing Revenue Account (HRA), as the majority of each site will be dedicated to providing rest areas for the HRA's Green and Clean service. As a result, the costs associated with operating these toilet cubicles together with the provision of an additional toilet cubicle at Hilsea Lido as detailed in this report, will also be met from existing HRA budgets.
- 10.3. Once known the costs associated with providing a unisex cubicle at Lower Drayton Lane will be presented to Members. It should be noted that there is currently no budget cover for this additional facility.

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Signed by:

**Appendices:**

Appendix 1 Map of Current Toilet Provision

Appendix 2 Facility Information & Plans

Appendix 3 Budget Costs

**Background list of documents: Section 100D of the Local Government Act 1972**

The following documents disclose facts or matters, which have been relied upon to a material extent by the author in preparing this report:

Title of document	Location
Public toilet provision. Cabinet decision meeting 4 <sup>th</sup> March 2013.	Online

The recommendation(s) set out above were approved/ approved as amended/ deferred/ rejected by ..... on .....

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Signed by: