

Subject: Capital Projects – Public Convenience Refurbishment 2017-18

Report to: EMT 6th April 2017
Environmental Committee 12th April 2017

Report by: Jane Beck Director of Customer Services

SUBJECT MATTER:

A rolling programme of public convenience refurbishments commenced in 2016-17. This report outlines the works undertaken to date and identifies options for consideration for the 2017-18 financial year.

Recommended: Members are asked to consider the information in this report and to identify two public convenience blocks located within Great Yarmouth and Gorleston for refurbishment in this financial year.

1. BACKGROUND

- 1.1 In 2014-15 a full review was undertaken of the public convenience facilities operated by the Council. As part of the review it was clear that a number of the toilet facilities within the Borough required significant investment.
- 1.2 As part of the budget process for 2016-17 Capital funding was identified to fully refurbish two conveniences blocks which are operated on an all year round basis. Work therefore commenced in January 2017 on the Jetty and High Street, Gorleston.
- 1.3 Work has now been completed for both of the above locations.

2. CURRENT POSITION

- 2.1 The Capital Programme for 2017-18 identifies a further capital fund of £160k set aside to fully refurbish further facilities within the Borough.
- 2.2 Based on a similar refurbishment cost to previous schemes it is anticipated that a minimum of two locations could again be completed utilising this fund.
- 2.3 Currently the all year operational public conveniences include:
 - The Conge, Great Yarmouth
 - Market Gates, Great Yarmouth
 - Euston Road, Great Yarmouth
 - Jetty, Great Yarmouth (refurbishment complete)
 - High Street, Gorleston (refurbishment complete)
 - Pier Head, Gorleston
 - High Street, Caister
 - The Green, Martham

2.4 Further seasonal public conveniences include:

- North Drive, Great Yarmouth
- Marina, Great Yarmouth (refurbished in 2014)
- Ravine, Gorleston

However, it is recommended that toilets with all year use and therefore the highest footfall are completed first.

2.5 There remains a number of additional seasonal facilities which although owned by Great Yarmouth Borough Council continue to be operated through the benefit of management agreements with Parish Council's, local businesses and individual operators these are currently excluded from this report.

3. OPTIONS

3.1 The refurbishments in 2016-17 were identified as a result of urgent repairs required within both locations which would have involved significant costs for drainage and ventilation changes, these have therefore been incorporated into the overall refurbishment.

3.2 The remaining public conveniences are all of a similar standard although there are not any notable repairs issues. This therefore offers the opportunity for the Committee to plan the priority order for the remaining refurbishments.

3.3 The issues to bring to the Committee for consideration involve future operations that may which to be considered as part of this process.

3.4 It is recommended that all summer season only facilities for capital refurbishments are considered at a later date subject to funding being available.

3.5 Locations:

- **The Conge** - falls within the Town Centre Masterplan area and is identified as being on the main route into the Town Centre, providing the only public convenience between the Railway Station and the Market Place. Although this facility has had a replacement floor within the last 4-5 years no other works have been undertaken.
- **Market Gates** – There remains challenges in relation to location of these facilities being under the Market Gates shopping centre. As part of this process it is felt that consideration should be given to the continued use of these facilities and that further investigations should be undertaken to establish usage. This property is currently on long term lease to GYBC.
- **Euston Road** – a significant refurbishment was undertaken 5 years ago although these facilities would still benefit from a refit it is felt that this could

be undertaken later in the programme.

- **Pier Head, Gorleston** – These facilities have significant usage during the summer season but also remain open all year. Works are required urgently to bring these facilities up to standard including improved ventilation.
- **Caister and Martham** – Both these facilities remain open all year although with considerably lower demand it is suggested that these remain as part of the overall refurbishment but as with Euston Road are undertaken later in the programme or considered in conjunction with the seasonal facilities.

ADDITIONAL FACILITIES

- 4.1 The potential to consider improved disabled facilities through the refurbishment programme has been raised particularly by the 'Changing Places' provision. The 'Changing Places' web site identifies locations which offer facilities for people with profound and multiple learning disabilities, as well as people with other physical disabilities such as spinal injuries, muscular dystrophy and multiple sclerosis who often need extra equipment and space to allow them to use the toilets safely and comfortably.
- 4.2 Changing Places Toilets are different to standard accessible toilets (or 'disabled toilets') and should be offered in addition to the accessible toilets. There is a 'Changing Places' facility currently available at the Marina Centre Great Yarmouth. The Sentinel Leisure Trust has clarified that signage is on display in the foyer of the Marina Centre making it clear that the facilities are available for general access and not strictly for use by Marian Centre customers.

Each Changing Places toilet provides:

The right equipment

- a height adjustable adult-sized changing bench
- a tracking hoist system, or mobile hoist if this is not possible.

Enough space

- adequate space in the changing area for the disabled person and up to two carers
- a centrally placed toilet with room either side
- a screen or curtain to allow some privacy.

A safe and clean environment

- wide tear off paper roll to cover the bench
- a large waste bin for disposable pads
- a non-slip floor.

- 4.3 In considering the addition of a further facility to that located in the Marina Centre the following elements need to be considered:- location, size, accessibility and security.

Ideally any such facility will be centrally located and easily accessible however it should be noted that the minimum size requirement for such a facility is 3m x 2m. The public conveniences listed above do not currently offer a suitable size solution to convert an accessible facility to a full 'Changing Places' facility. Any provision of this type of facility would necessitate remodelling a block to provide the required amount of space.

Costs for equipment within a 'Changes Places' facility are in the region of £12,000 and ideally would be provided in a location with security / secure access.

RECOMMENDATIONS:

- 5.1 The Committee is asked to identify two locations for refurbishment in the 2017/18 Capital budget.
- 5.2 To approved the commencement of a footfall audit for the Market Gates public conveniences to inform a future report on continued usage.
- 5.3 Committee is asked to approve consideration of an additional fully operational 'Changing Places' facility available in the Borough based on location, accessibility, security. This facility will be evaluated as refurbishments are identified to ascertain the most feasible and appropriate location.

Area for consideration	Comment
Monitoring Officer Consultation:	No
Section 151 Officer Consultation:	Yes
Existing Council Policies:	No
Financial Implications:	Yes
Legal Implications (including human rights):	No
Risk Implications:	No
Equality Issues/EQIA assessment:	No
Crime & Disorder:	No
Every Child Matters:	No