



Delegated decision report

Committee

DECISION UNDER DELEGATED POWERS

DECISION CANNOT BE TAKEN BEFORE WEDNESDAY, 29 AUGUST 2012

Title

ISLE OF WIGHT COUNCIL TOILET REFURBISHMENT PROGRAMME 2012/13

Report to

REPORT TO THE CABINET MEMBER FOR HIGHWAYS, TRANSPORT AND WASTE

EXECUTIVE SUMMARY

1. This report seeks approval for the proposed programme of public toilets to be refurbished within the £500,000 capital budget allocated by Full Council for 2012/13.
2. The outcome will be that six public toilet facilities, within the first tranche, are brought up to a good quality refurbished standard in time for the main 2013 tourist season, and that a second tranche is identified for refurbishment from the balance of the original investment.

BACKGROUND

3. When the Council set its budget for 2012/13 it committed £500,000 to refurbishing those public conveniences in most need of attention and that have a particular importance to tourism or business related activity – such as in key visitor locations and town centres. Officers were tasked with identifying which facilities met this criteria.
4. The starting point in identifying properties that met these criteria was in the Strategic Public Convenience Assessment Ranking from Appendix 5 of the March 2011 Cabinet report, which was updated and used to identify the properties which the Council wished to retain as part of its overall review of public convenience provision.
5. After taking into account the properties retained and managed by the Council and those which had already been the subject of Council investment in the last three years or were deemed to be part of potential redevelopment opportunities (such as Pier Street, Sandown), a list of properties considered the most important to the economy was developed. An assessment of the condition of these properties was then undertaken to identify where the Council could make best use of its resources in refurbishing them (the Appendix to this report).
6. In developing final proposals for refurbishment based on the analysis in the Appendix officers have worked on the principle of undertaking works to only one facility in each location in order to ensure the impact of the works is as widespread as possible.

7. To ensure that a good number of facilities could be refurbished within budget in time for the main 2013 tourist season it was decided that a first tranche of six would be focussed upon, and these will be formally tendered within the two months following this decision in order to ensure a commencement of works prior to Christmas. Following this tendering exercise, when it is known how much of the original budget remains unallocated, a second tranche will be identified, following the same process.
8. The six priority facilities within the first tranche are:
 - Shanklin: Rylstone Gardens;
 - Ventnor: Marlborough Road;
 - East Cowes: Osborne Road;
 - Totland: Colwell Bay;
 - Ryde: Western Esplanade;
 - Sandown: Sandham Grounds.

STRATEGIC CONTEXT

9. The refurbishment of public conveniences supports the priority of regeneration and the economy as the public conveniences under consideration for refurbishment are focused in areas that are important to the economy. Island businesses will be able to bid for the refurbishment work, thereby potentially further supporting the Island's economy.
10. The provision of public conveniences is not a statutory responsibility for the Council, and provision is made on a discretionary basis.
11. The Isle of Wight's sustainable community strategy 2008-20 known as Eco Island, includes a number of priorities towards which refurbishment of public conveniences contributes. These include:
 - a thriving island – support economic development and regeneration, enabling everyone to share in the island's economic success, by increasing the skills of the whole community; and
 - a safe and well kept island – reduce crime and substance misuse; reduce anti social behaviour and disorder, improve the visual appeal and ambience of our island, now and in the future.

CONSULTATION

12. Consultation has been undertaken with the Cabinet Member for Highways, Transport and Waste. Whilst no public consultation was undertaken, the Cabinet Member received correspondence from Totland Parish Council asking for the Colwell Bay toilets to be included. Elected members in other parts of the Island also asked for toilets in their respective areas to be considered for inclusion. Whilst these representations were noted, the final recommendations were based on the assessment as detailed above.

FINANCIAL / BUDGET IMPLICATIONS

13. A capital budget of £500,000 has been made available in 2012/13 for this project, to include physical works and professional fees.

LEGAL IMPLICATIONS

14. The General Power of Competence for local authorities, contained in s.1 of the Localism Act 2011 enables a local authority to do anything that an individual can do, subject to certain restrictions contained in s.2.
15. There are no restrictions that would prevent the Council relying on this power to refurbish toilets and the general power can therefore be relied upon.

PROPERTY IMPLICATIONS

16. As this is primarily a property based report there are not believed to be any further property implications that need to be considered.

EQUALITY AND DIVERSITY

17. The Council as a public body is subject to general and specific duties under equality and diversity legislation and as such has a duty to impact assess its service, policies/strategies and decisions with regard to diversity legislation and the nine 'protected' characteristics (race, gender reassignment, disability, age, sex and sexual orientation, religion or belief, pregnancy and maternity, marriage and civil partnership). An equality impact assessment has been undertaken, which confirms that the impact from these proposals is positive to each of the protected characteristics groups.
18. An equality impact assessment has been undertaken in respect of the 2012/13 programme of refurbishment which concludes that the investment of £500,000 into the refurbishment of public conveniences is believed to have a positive impact on all of the protected characteristics groups, especially for people with a disability and for parents with young children, as well as the public in general.

SECTION 17 CRIME AND DISORDER ACT 1998

19. There are no direct crime and disorder implications arising from the recommendations of this report. However by improving the condition and appearance of public conveniences through refurbishment it is hoped that this will help reduce the potential for anti social behaviour and crime.

OPTIONS

20. Options have been considered in respect of this report as follows:

(1) The Council agrees to the refurbishment of the first tranche of six facilities located at:

- Shanklin: Rylstone Gardens;
- Ventnor: Marlborough Road;
- East Cowes: Osborne Road;
- Totland: Colwell Bay;
- Ryde: Western Esplanade;
- Sandown: Sandham Grounds .

(2) The Council requires further assessment to be undertaken in respect of the prioritisation process.

(3) Following the tendering of tranche one, a second tranche incorporating the next highest priority facilities will be identified for refurbishment from the remaining budget.

RISK MANAGEMENT

21. There is a low to medium risk of the Council being seen as including too few facilities within tranche one. In mitigation, the Council's building surveyors have a good knowledge and experience of dealing with the refurbishment of public convenience facilities and, in order to ensure the delivery of tranche one on time (prior to the main 2013 tourist season) and within budget, have recommended an initial tranche of six.
22. There is also a medium risk of a community questioning why its local facility has not been prioritised. In mitigation, this recommendation is based on the previously approved 2011 rationalisation programme, which has been updated by adding the condition data and tempered by reprioritising where two selected facilities are located within a town/area in order to ensure an equitable investment selection.
23. There is a medium to high risk that some communities whose facilities have not been selected will favour option 2. The mitigation to this is that the previously approved 2011 scoring has been adopted, with added condition data, as the basis for prioritisation and further assessment will not result in a changed prioritisation. Therefore option 2 is not recommended.

EVALUATION

24. The Council acknowledges that achieving a prioritisation for refurbishment across the 41 council retained public conveniences (there are 57 in total across the Island, with the additional 16 facilities being operated by third parties, mainly town and parish councils) is never going to be easy as, despite the fact some have already been rebuilt or refurbished, there are still a large number that require such investment. The level of investment required to undertake a sensible and good quality refurbishment is such that the prioritisation process has to be robust and this means that there will be more "losers" than "winners".
25. The risks to this are discussed above in the risk management section and the mitigation in place around utilisation of the previously approved scoring assessment, which has been tempered to reflect a variety of issues. The need to deliver on time and within budget means that the top six priority facilities have been selected for the first tranche, as outlined in option 1, with a second tranche to be identified once the remaining budget is ascertained, as outlined in option 3.

RECOMMENDATION

26. The recommendation therefore is that the Council adopts option 1 and option 3 namely:

(1) Option 1: “the Council agrees to the refurbishment of the first tranche of six facilities located at:

- Shanklin: Rylstone Gardens;
- Ventnor: Marlborough Road;
- East Cowes: Osborne Road;
- Totland: Colwell Bay;
- Ryde: Western Esplanade;
- Sandown: Sandham Grounds.”

Option 3: “Following the tendering of tranche one, a second tranche incorporating the next highest priority facilities will be identified for refurbishment from the remaining budget”.

APPENDICES ATTACHED

[APPENDIX](#) – Updated Scoring Matrix Including Condition Data.

BACKGROUND PAPERS

March 2011 Public Convenience Review cabinet decision, reference 61(10/11).
Equality Impact Assessment

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STUART LOVE
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Decision

Signed

Date
