

Wards:

Tenbury Wells, Upton and Hanley, Priory

Executive Committee

22nd May 2007

Report of Head of Service Excellence

Public Conveniences

1. Purpose of Report

- 1.1 To seek approval for proposals to be brought forward to re-open the public conveniences at Edith Walk, Great Malvern, Market Street, Tenbury Wells and High Street, Upton-upon-Severn.

Recommendation that -

- (i) **a report be brought to the next meeting of this Committee setting out costed proposals for re-opening the public conveniences at Edith Walk, Great Malvern, Market Street, Tenbury Wells and High Street, Upton-upon-Severn**
- (ii) **pending re-opening of the conveniences in High Street, Upton-upon-Severn, temporary provision be made nearby during festivals, the costs being met from within existing resources**

2. Background

- 2.1 This Committee has considered public conveniences on several occasions over recent years taking forward recommendations of a scrutiny exercise of this service in 2003/04. Most recently this was on 19th December 2006 when recommendations were made to Council in respect of the Market Street facilities in Tenbury Wells (report EC823 refers).
- 2.2 Amongst the recommendations of the scrutiny panel was that a number of public conveniences should be considered for closure depending upon the outcome of discussions over cleaning with the Town Councils in Malvern, Upton-upon-Severn and Tenbury Wells.
- 2.3 In early 2006, Council resolved to close the public conveniences at Edith Walk, Great Malvern, Market Street, Tenbury Wells and High Street, Upton-upon-Severn (minutes 69 and 79 refer). It was also agreed that the demolition or disposal of these facilities would be deferred to provide an opportunity for negotiations to be held in response to proposals from the three Town Councils.
- 2.4 At its meeting on 6th March 2007, Council resolved (minute 97) to approve a motion submitted under rules 10 and 19 of the Constitution "*That decisions of the Council to sell, let on lease or otherwise dispose of the Council's interest in the toilet buildings now closed but situate in Market Street, Tenbury Wells, High Street, Upton-upon-Severn and Edith*

Walk, Great Malvern be rescinded. This decision to be reviewed by the Council at its first regular meeting held after the Council's Annual Meeting to be held in May 2007."

3. Current Position and Proposals

- 3.1 At the present time all three public conveniences are closed, having been decommissioned over a year ago. Prior to closure all were in poor structural and decorative order and failed to meet current accessibility standards. The High Street, Upton-upon-Severn conveniences in particular suffered from cleansing problems relating to serious structural deficiencies. To be reopened, even in their existing form all facilities will require remedial works, redecoration and formal commissioning. The nature and extent of what is required is not clear and up to date condition surveys are shortly to be undertaken to assess this. Beyond this, there is a need to consider the implications and costs of more extensive refurbishment and improvement.
- 3.2 In conjunction with the rationalisation of public conveniences, improvements were implemented in servicing and cleaning the retained and improved facilities. This was achieved by redeploying established resources to increase the frequency of cleaning and maintenance. These operational changes along with adjustments for the costs of rates, maintenance, repairs and utilities have been reflected in adjustments to the service budget. This means that additional resources will need to be identified and invested to enable the three conveniences to be re-opened and operated to the same high level as those facilities already operating. An update on potential costs will be provided to the meeting drawing on the survey findings referred to above.
- 3.3 It is proposed that officers be requested to bring forward detailed and costed proposals to the next meeting of this Committee setting out how the three facilities may be brought back into use as soon as possible.
- 3.4 Whilst recognising that work needs to be done to prepare suitable schemes for re-opening these facilities, there is an issue of pressing concern regarding the provision of facilities for the use of those attending forthcoming festivals in Upton-upon-Severn. To meet these needs it is proposed that short term temporary provision of mobile lavatories is made during festival periods.

4. Corporate Considerations

<p>Resource Implications: (Identify Financial, Legal, Property and Personnel issues)</p>	<p>The resource implications, both revenue and capital and how these may be met will be addressed in the report proposed to the next meeting of this Committee.</p> <p>The provision of temporary mobile conveniences during festival periods can be met from within existing resources.</p>
<p>Policy Implications: (Identify how proposals link to Council priorities and the current policy framework, and if they do not, identify implications)</p>	<p>Proposals will need to address the Council's objective of providing first class services and facilities</p>
<p>Equalities Issues: (Identify potential human rights)</p>	<p>There are issues around access to these facilities which</p>

issues and any impact on grounds of race, gender, disabilities, age, sexual orientation and religious belief)	are highlighted in this report and which will be more fully addressed in the following report. Temporary facilities provided for festivals will incorporate access requirements.
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5. Risk Management

Risk Identified	Inherent Risk Evaluation		Proposed measures	Residual Risk Evaluation	
<ul style="list-style-type: none"> The condition of facilities has deteriorated to the extent that the cost of re-commissioning exceeds the cost of refurbishment/replacement 	Risk Score	7	<ul style="list-style-type: none"> Ensure that before facilities are re-opened fully costed schemes are prepared and agreed following up to date condition surveys 	Risk Score	3
<ul style="list-style-type: none"> Challenge from equality organisations regarding equality of access to facilities if re-opened without improvement 	Risk Score	5	<ul style="list-style-type: none"> To be considered in proposals presented to next meeting including how challenges might be handled if presented. 	Risk Score	5
<ul style="list-style-type: none"> Re-opening of facilities to a lower standard of provision than current operational facilities attracts criticism from users 	Risk Score	5	<ul style="list-style-type: none"> Cannot be fully resolved without major refurbishment schemes to bring all facilities to an equivalent standard. To be addressed in proposals to next meeting. 	Risk Score	5

6. Conclusions

- 6.1 The proposals set out in this report will provide the basis on which to resolve the future of those public conveniences currently held in abeyance following the most recent decision of Council.

Ivor Pumfrey

Head of Service Excellence

Appendices:	None
Background Papers:	None
Related Information:	None
References: (To or from other	Executive Committee Report EC459, 17 th February 2004 - Reference from Overview and Scrutiny Committee - Policy Development and

<p>Committees)</p>	<p>Review Panel B – Review of Public Conveniences</p> <p>Executive Committee Report EC672 30th August 2005 – Public Convenience Programme</p> <p>Council Paper C149 27th September 2005 - Public Convenience Programme – Minute 40 – Call-in</p> <p>Executive Committee 21st February 2006, report EC736 – Public Convenience Programme</p> <p>Council 28th February 2006, minute 69 – Public Conveniences Programme</p> <p>Council 3rd April 2006, minute 79 – Notice of Motion to Rescind Minute 69 – Public Convenience Programme</p>
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