

Leicester  
City Council

**WARDS AFFECTED**  
**Belgrave & Latimer**

**Cabinet**

**30th July 2001**

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**PUBLIC CONVENIENCES**

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**Report of the Director of Environment, Development and Commercial Services**

**1. Purpose of Report**

To request Member approval to site new toilet facilities on a site located on Belgrave Road adjacent to the corner of Dorset Street and to develop the joint operational partnership for toilets sited at Beaumont Leys Market.

**2. Summary**

- a) The City Council will endeavour to provide public conveniences where there is a demonstrable need subject to appropriate capital and revenue funding availability. A recent review of the Public Convenience Service has led to the closure of poorly used and heavily vandalised public conveniences. During the review the possibility of joint partnership working was identified as a way of enhancing the quality of existing facilities and officers are currently working with the Beaumont Leys Shopping Centre management to improve the existing public toilets sited within the market area. If such an approach is successful it may also be appropriate for other conveniences such as those in the Haymarket Centre Bus Station, subject to any further re-development.
- b) The local business sector of the "Golden Mile" Belgrave Road have requested improved public toilet facilities for the area for many years because of it's popularity with shoppers. The project was included in the 1998/99 Capital Programme and officers identified a suitable site on council owned housing land at the corner of Dorset Street and Belgrave Road. This estate is subject to a formal management agreement between the City Council and the St. Marks Estate Management Board, which comprises of tenant representatives. Following arbitration, agreement has now been reached with the Management Board.
- c) Arbitration, although a necessary and helpful step in the process caused a delay in the completion of the work. It also required small additional work to be added to the project. A further sum of £16,300 is required to fund this additional work.

d) Officers have considered the relocation to Belgrave of the Autoloo removed last year to storage from Evington Lane. Although it is feasible to utilise the fitting there are significant problems in relation to both its acceptability and the timescale required for the appropriate approvals.

### **3 Recommendations**

It is recommended that Members approve the variation to the project allocation to increase the provision to £116,300 in total and to approve the additional expenditure of £16,300 from the E&D Capital Programme budget.

### **4 Financial Implications**

The scheme is estimated to cost £116,300 and the current capital programme provision is £100,000. The additional expenditure of £16,300 represents additional works required following formal arbitration and annual inflationary increases since originally tendering.

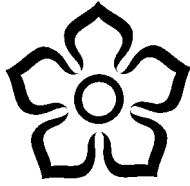
There are 2 schemes within the E&D Capital Programme that were funded from the regeneration reserve in 2000/01.

- a) NSSC Works £234k
- b) Preparation for Depot Relocation £50k.

Between them it is anticipated that there will be a saving of £31k. It is recommended that part of the saving is vired to fund the additional costs required.

### **5 Report Author/Officer to contact:**

Steve Weston  
Head of Waste Management  
Extension 3017



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**SUPPORTING INFORMATION**

**1. Report**

- 1.1 A review of the Public Convenience Service has led to the closure of identified toilets that were poorly used and heavily vandalised. During the review the opportunity of improving the quality of existing facilities by joint partnership working was identified. In particular the Beaumont Leys Shopping Centre management are proposing to assist the City Council in improving our facilities sited at Beaumont Leys Market by providing both capital and revenue funding within a suitable lease arrangement. If this partnership approach is successful it may be appropriate for other toilets such as those sited at the Haymarket Bus Station on Charles Street.
- 1.2 The provision of additional public toilet facilities for the Belgrave area has been requested for many years, especially by the business sector who see them as essential to meet the needs of the high numbers of shoppers visiting the area.
- 1.3 Monies were set aside to provide sufficient funding for the building of a prefabricated stainless steel modular facility within the 1998/99 Capital Programme, clad in a brick skin with a tiled roof. This design was adopted as a standard following the successful provision of similar facilities in Clarendon Gardens, Aikman Avenue and Thurcaston Road. The actual design is vandal resistant which is essential as public conveniences are regular targets for vandalism. The design also incorporates separate facilities for males, females and the disabled and includes baby changing facilities.
- 1.4 Extensive searches for available sites were made both within the ownership of the City Council and private ownership. Of all the plots considered, only one met the criteria and was potentially available as it was Housing Department allocated land. This was a landscaped area fronting Belgrave Road near to the corner of Dorset Street and was part of the St. Marks Housing Estate. Although the area of land is allocated to the Housing Department, it is included within the estate management agreement between the City Council and the St. Marks Estate Management Board, which comprises of tenant representatives from the estate.

- 1.5 Appropriate approvals were obtained from both the Environment & Development and Planning Committees for this development and the Housing Committee agreed provided the appropriate consultations were made with the St. Marks Estate Management Board.
- 1.6 Despite several private and public meetings with the St. Marks Estate Management Board, the Board refused to give their consent to the proposal. Within the formal management agreement there is Condition of Arbitration whereby if both parties cannot reach a mutual agreement, then a professional arbitrator is engaged to review both viewpoints and make a final decision which is legally binding on both parties.
- 1.7 These submissions and discussions resulted in a formal Arbitration Hearing held in late December 2000. At the hearing a mutually acceptable way forward was agreed whereby the design proposals of the scheme would be changed to meet the requirements of the St. Marks Estate Management Board. These requirements involved changes to the fencing and provision of additional lighting to assist security together with a revised landscaping scheme.
- 1.8 The original tenderer was asked to price for (a) the relevant inflationary increase as the original contract was tendered in July 2000, and, (b) the additional works necessary as a consequence of the arbitration meeting. The award of the contract is subject to Members approval as the difference between the original and the revised estimate is greater than £15,000. Under delegated powers a contract can only be varied by 10% with a maximum limit of £15,000.
- 1.9 Given approval by Members the timescale for completion is approximately 26 weeks

## **2. Financial, Legal and Other Implications**

### **2.1 Financial Implications**

The scheme is estimated to cost £116,300 and the current capital programme provision is £100,000. The additional expenditure of £16,300 represents additional works required following formal arbitration and annual inflationary increases since originally tendering.

There are 2 schemes within the E&D Capital Programme that were funded from the regeneration reserve in 2000/01.

- a) NSC Works £234k
- b) Preparation for Depot Relocation £50k.

Between them it is anticipated that there will be a saving of £31k. It is recommended that part of the saving is vired to fund the additional costs required.

### **2.2 Legal Implications**

The arbitration agreement reached between the City Council and the St. Marks Estate Management Board was subject to the provisions made within the Estate Management Agreement, a legally binding document between both parties. If Members decide not to

proceed with this toilet provision it will not breach any legally binding agreement. The agreement is based on the City Council ensuring changes to the scheme, as agreed with the St. Marks Estate Management Board at arbitration, if it wishes to proceed with the project.

**3. Other Implications**

OTHER IMPLICATIONS	YES/NO	Paragraph Within Supporting information	References
Equal Opportunities	Yes	Paragraph 1.3	
Policy	No		
Sustainable and Environmental	No		
Crime and Disorder	Yes	Paragraph 1.3	
Human Rights Act	No		

**4. Consultations**

Commercial Services - Architect Team  
St. Marks Estate Management Board

**6. Report Author**

Steve Weston  
Head of Waste Management  
Extension 3017