



IMPROVEMENT OF PUBLIC CONVENIENCES IN THE CITY

Report of the Corporate Director of Regeneration and Culture

Purpose of Report

- 1.1 The report outlines proposals for the improvement of public conveniences in the city so as to provide sustainable facilities, which reduce the vandalism and unsocial behaviour often associated with the current provision.

1 Summary

- 2.1 On 5 April 2004 Cabinet approved the investment of £700,000 in public conveniences, subject to detailed recommendations, proposed works and changes to the service being subsequently approved. This report brings those details to you.
- 2.2 In October 2004, the Leisure & Environment Scrutiny Committee considered a number of options and detailed proposals for improving public conveniences in the City. The Committee recommended a refurbishment option that incorporated the trial installation of two superloos. However, concerns were expressed about the long-term financial implications associated with superloos.
- 2.3 Further work has since been undertaken and alternative proposals have been developed, which aim to provide robust, easily cleanable, functional facilities that provide a pleasing an environment for users.
- 2.4 This report sets out a programme for completion of priority 1 works, which are financed from the £700,000 capital expenditure approved by Cabinet, coupled with a £78,000 Central Maintenance Fund contribution, within this financial year.

3 Recommendations

- 3.1 The Arts, Leisure and Environment Scrutiny Committee is asked to consider the proposals detailed below and to make such recommendations to Cabinet as it considers necessary.
- 3.2 Cabinet is recommended to:
- (a) Consider any recommendations from the Arts, Leisure and Environment Scrutiny Committee;
 - (b) Approve the revised proposals for the eight unattended toilet blocks detailed in Section 2 of the supporting information and the priority 1 works detailed in Appendix 1, with the first phase of the programme scheduled to be undertaken in 2005/06; and

- (c) Authorise the Corporate Director (Regeneration & Culture) in consultation with the Cabinet Lead Member for Regeneration & Culture to vary the programme within the total approved sum to reflect changes in circumstances and customer feedback.

4 Financial & Legal Implications

Financial Implications

- 4.1 The estimated cost for phase 1 is £797k as detailed on Appendix 1 , funding available is £778k. The £700k capital for improvements to public conveniences was approved at the Cabinet meeting on 5th April 2004 and a bid was submitted and approved by Property Services for a £78k contribution for landlord items of maintenance for public conveniences on Parks during 2005/06. Work specification will be adjusted to contain the costs within the budget.
- 4.2 Completion of phase 2 is subject to further funding being identified.
- 4.3 It is anticipated that these works will lead to reduction in maintenance costs.

Graham Aitken Interim Head of Finance, Regeneration & Culture 11 Oct 2005

Legal Implications

- 4.3 None

5 Report Author

Jane Tricker
Regeneration & Culture

DECISION STATUS

Key Decision	No
Reason	N/A
Appeared in Forward Plan	N/A
Executive or Council Decision	Executive (Cabinet):



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1. Background

- 1.1 On 5 April 2004 Cabinet approved the investment of £700,000 in public toilets, subject to detailed recommendations, proposed works and changes to the service being subsequently approved. A full building condition and Disability Discrimination Act survey was subsequently undertaken in relation to all of the Council's public conveniences.
- 1.2 On 6 October 2004 the Leisure & Environment Scrutiny Committee considered a number of options and detailed proposals for improving public conveniences in the City. The Committee recommended that Cabinet adopted Option 4, which involved the refurbishment and re-opening of a number of facilities, incorporating the trial installation of two superloos. However, concerns were expressed about the long-term financial implications associated with superloos.
- 1.3 In the main the current proposals for demolition and refurbishment of public toilets are in line with those set out in the previous report to the Leisure and Environment Scrutiny Committee. However, this report looks at alternative proposals to those presented in October 2004, in relation to where it was proposed to replace unattended blocks that were subject to significant levels of vandalism with superloos. Due to the significant ongoing revenue impact of superloos, members asked officers to investigate alternative solutions. This report proposes that 3 existing toilet blocks are re-designed and refurbished and that 4 existing blocks are demolished (and one block is closed) and replaced with 5 new toilet blocks in better locations.

2. Proposed Improvements to Public Conveniences where Superloos were previously proposed

- 2.1 The report to Scrutiny Committee on 6 October 2004 considered replacing the toilet blocks at Aylestone Hall, Humberstone Park, Knighton Lane East, Abbey Park Pets Corner, Abbey Park Visitors Centre, Knighton Park, Victoria Park and Western Park Bowling Green with superloos due to the problems at the current facilities with high levels of vandalism and unsocial behaviour.
- 2.2 In accordance with the objectives set out in paragraph 1.3, officers have reviewed the refurbishment/rebuild options for these eight facilities and recommend:

- 2.3 To Aylestone Hall – Reorientate access to block to face park and refurbish to create a messroom facility for grounds maintenance staff. This on site presence should deter the anti-social behaviour that originally closed the facility. The toilet facilities will be made available for public use initially during Parks events and if the anti-social behaviour does not reappear they could be opened to the public on a permanent basis.
- 2.4 Humberstone Park - Demolish existing block within the park, which has been closed, and develop new ground floor toilets within the office/café block, with access provided from the park.
- 2.5 Knighton Lane East - Reorientate access to block to face Aylestone Recreation Ground and refurbish.
- 2.6 Abbey Park Pets Corner – close and build a new block in Abbey Grounds adjacent to children’s play area.
- 2.7 Abbey Park Visitors Centre - Demolish existing toilet block and refurbish toilets within visitor centre for access to public from within centre.
- 2.8 Knighton Park - Demolish existing block and rebuild in a better location.
- 2.9 Victoria Park – Refurbish existing toilets.
- 2.10 Western Park Bowling Green - Demolish existing block and rebuild in a better location.

3.0 Scope and Standards of the Improvement Scheme

- 3.1 The improvement scheme for public conveniences includes works to 35 public convenience facilities across the City. The works to the eight facilities where alternative options have been developed are detailed in section 2 above. At present a feasibility study is being carried out at Gilroes cemetery to look at improving access for the public to toilets. The works to the other 26 blocks are as set out in the report presented to the Leisure and Environment Committee on 6 October 2004. A full summary of proposed works for all 35 public conveniences is set out in Appendix 1 of this report.
- 3.2 The aim for all refurbishments and rebuilds is to provide an environment resistant to vandalism and, by reducing the size of facilities and/or relocating facilities, to reduce other unsociable activities. The existing street toilets at Foundary Square and Infirmary Square are the best of current stock in terms of design to reduce unsocial behaviour and this model has been developed further in consultation with other local authorities and staff within the City Council who are responsible for the repair and cleaning the city’s public conveniences, to produce a basic generic specification. This is set out in Appendix 2 of this report.
- 3.3 To date, stainless steel fittings, cubicles, wall linings, etc. have been found to be most successful in resisting vandalism and are the easiest to keep clean. However, it is proposed to pilot polyester resin fittings and solid board cubicles which have a similar durability to stainless steel but are not cold to the touch and are available in a number of coloured granite effect finishes. These may help to enhance the look and feel of the facility for the general public. If the pilot proves a success in terms of resistance to vandalism, then these products will be used for

all replacement fittings and components. Should the pilot prove unsuccessful then stainless steel will be used throughout.

- 3.4 The increased durability of components is designed to reduce future on-going maintenance costs, which have recently proved to a major problem. Standardisation of components will mean a small store can be maintained which should significantly reduce time delays associated with sourcing ad hoc components.

4 Prioritisation of Demolition, Refurbishment and New Build Proposals

- 4.1 Budget costs for the proposed demolition, refurbishment and new build works are detailed in Appendix 1, divided into two priority categories. The £700,000 approved capital expenditure, together with the £78,000 from the Central Maintenance Fund (CMF) for 2005/06 should be sufficient to cover the cost of priority 1 works. This will comprise the first phase of the improvement works.
- 4.2 It is hoped that the demolition, refurbishment and new build works for the priority 1 facilities can be completed by the end March 2006.
- 4.3 It is proposed to submit a future capital bid for the priority 2 improvement works and a further bid to the CMF for essential maintenance works associated with priority 2 works. It is also proposed to reinvest any capital receipts from the sale of public toilets, which are closed and/or due for demolition, into the second phase 2 of the project, which will aim to complete the priority 2 works.

5. Conclusion and Recommendations

- 5.1 Superloos were recommended in the October 2004 report, with the aim of providing secure toilet facilities in locations subject to high levels of vandalism and other anti social behaviour. However, in view of the long-term revenue implications associated with superloos alternative options have been developed, which aim to meet the same objectives. It is recommended that public conveniences in these locations are redesigned and or moved to better locations as set out in section 2 of this report.
- 5.2 As the total outline costs for the recommended improvement works to all 35 public conveniences exceeds the available finance, improvements to individual facilities have been divided into priority 1 (essential) works and priority 2 (desirable) works. All priority 1 works are to be improved as part of the first phase of this scheme of improvements. This includes works to improve all of the street toilets, the provision of two new toilet blocks, one on Knighton Park and one on Abbey Grounds and minor improvements to 5 other parks toilets as set out in Appendix 1.
- 5.3 The priority 2 works detailed in Appendix 1 can only proceed once funding has been secured for the second phase of this scheme of improvements, and will be the subject of a further report.

6. FINANCIAL, LEGAL AND OTHER IMPLICATIONS

Financial Implications

- 6.1 The estimated cost for phase 1 is £797k as detailed on Appendix 1, funding available is £778k. The £700k capital for improvements to public conveniences was approved at the Cabinet meeting on 5th April 2004 and a bid was submitted and

approved by Property Services for a £78k contribution for landlord items of maintenance for public conveniences on Parks during 2005/06. Work specification will be adjusted to contain the costs within the budget.

6.2 Completion of phase 2 is subject to further funding being identified.

6.3 It is anticipated that these works will lead to reduction in maintenance costs.
Graham Aitken, Interim Head of Finance, Regeneration & Culture, 21 Sept 2005.

Legal Implications

6.4 None

6.5 Other Implications

OTHER IMPLICATIONS	YES/NO	PARAGRAPH REFERENCES WITHIN SUPPORTING PAPERS
Equal Opportunities	YES	Appendix 2. The proposals include works to ensure compliance with the provisions of the Disability Discrimination Act, wherever practicable.
Policy	NO	
Sustainable and Environmental	NO	
Crime and Disorder	YES	Appendix 2. Vandalism and anti-social behaviour within public conveniences are key issues that have been considered in developing these proposals
Human Rights Act	NO	
Older People on Low Income	YES	Representations from older people have influenced these reinvestment proposals.

Note: Many of these implications were considered in more detail in the October 2004 report.

7 Background Papers – Local Government Act 1972

'Investment in Parks, Green Spaces and Streets', report to Cabinet, 5 April 2004.

'Provision of Public Conveniences in the City', report to Leisure and Environment Scrutiny Committee, 6 October 2004.

8 Consultations

8.1 In addition to a wide range of internal consultees, feedback from parks user groups has been used to inform the approach to the improvements proposed.

8.2 The project team will carry out a programme of consultation with Area Committees and parks user groups to ensure residents are fully consulted on detailed designs and the timing and methods of demolition and construction.

Improvements to Public Conveniences

APPENDIX 1

Location of Toilet Blocks	Proposed Works	Budget Cost	Priority	Priority 1 Funding		Priority 2 Funding	
				700,000 Capital	CMF 05/06	Improvements	Maintenance
Street Toilets							
Aikman Avenue	Refurbish	11,650	1	11,650			
Aylestone Hall (closed)	Reorientate and refurbish	24,450	1	24,450			
Beaumont Leys Market	Reduce size and refurbish	29,004	1	29,004			
City Centre Market	Minor works Phase 1	10,500	1	10,500			
Clarendon Gardens	Refurbish	8,177	1	8,177			
Belgrave Road	Refurbish	8,775	1	8,775			
Cossington Street	Refurbish	17,400	1	17,400			
Cottesmore Road (closed)	Demolish	16,000	1	16,000			
East Park Road	Refurbish	30,050	1	30,050			
Foundry Square	Refurbish	21,740	1	21,740			
Hinckley Road adj Park (closed)	Demolish	16,000	1	16,000			
Humberstone Park (closed)	Demolish existing.	27,000	1	27,000			
	Provide new ground floor WCs in Office/Café block	78,000	1	78,000			
Infirmery Square	Refurbish	22,265	1	22,265			
Knighton Lane East	Reorientate and refurbish	33,007	1	33,007			
London Road (closed)	Demolish	16,000	1	16,000			
Narborough Road	Demolish	16,000	1	16,000			
Nelson Mandela Park	Refurbish	11,470	1	11,470			
Newarke Street Car Park	Reduce in size and refurbish	25,381	1	25,381			
St. Margarets Bus Station	Refurbish	32,614	1	32,614			
Thurcaston Road	Refurbish	8,798	1	8,798			
Groby Road (closed)	Negotiating lease with Allotment Society for store						
Melton Road (closed)	Negotiating lease with Police						
	TOTALS STREET TOILETS	£464,281		£464,281			

APPENDIX 1

Location of Toilet Blocks	Proposed Works	Budget Cost £	Priority	Priority 1 Funding		Priority 2 Funding	
				£700 Capital	CMF 05/06	Improvements	Maintenance
Park Toilets							
Abbey Park Bowling Green	Repair Works Phase 1 DDA Phase 2	7,662 4,916	1 2		7,662	4,916	
Abbey Park Café	Close						
Abbey Park Pets Corner	Close (keep disabled open)						
Abbey Park Visitors Centre	Demolish existing Phase 1 Refurbish WCs in Visitor Centre P2	17,000 16,547	1 2	2,170	14,830	7,830	8,717
Abbey Grounds	Build new block adjacent to children's play area Phase 1	115,000	1	115,000			
Belgrave Cemetery	Minor work, Phase 1. DDA Phase 2	1,403 16,000	1 2		1,403	16,000	
Braunstone Park	Repair works, Phase 1.	22,000	1			12,790	9,210
Evington Park House	On hold pending decision on future						
Knighton Park	Demolish. Build new block Phase 2	152,000	2	146,222			5,778
Victoria Park	Phase 1 Demolish Block 1 Phase 2 Refurbish WCs in pavillion	20,000 40,000	1 2		20,000	40,000	
Saffron Hill Cemetery	Minor works, Phase 1. DDA Phase 2	7,969 10,792	1 2		7,969		10,792
Welford Road Cemetery 1	Demolish	10,465	1		10,465		
Welford Road Cemetery 2	To be improved as part of HLF bid						
Gilroes Cemetery	Build new block Phase 1	125,000	1		6,451	118,549	
Western Park Bowling Green (closed)	Demolish existing. Build new block.	132,000	2			107,557	24,443
	TOTALS PARKS TOILETS	698,754		263,392	68,780	307,642	58,940
	GRAND TOTAL (ALL TOILETS)	1,163,035		727,673	68,780	307,642	£58,940

Strategy

The improvement strategy has been designed in consultation with service managers and officers responsible for maintenance and cleaning of public toilet facilities to address issues of vandalism, drug abuse and cottaging. The aim is to provide an environment resistant to vandalism and by reducing the size of facilities and or relocating facilities to reduce other unsociable activities. Good practice in other local authorities has also been incorporated.

The existing street toilets at Foundry Square and Infirmary Square are the best of current stock in terms of design to reduce unsocial behaviour and this model has been developed further with the officer responsible for repairs and cleaning to produce space and fittings standards as outlined below.

Space Standards

Gents: one WC cubicle and one urinal
Ladies: two WC cubicles
Disabled: one cubicle

In some cases if the current public convenience is too small to include a separate disabled cubicle this will be combined with the ladies toilet.

To make public conveniences less attractive to persons engaged in inappropriate activities there is a general desire for the doors to the male and female toilet to be removed. This will not be the case for the disabled cubicle as no internal modesty screen is generally included.

Finishes and Fittings

- Ceramic floor tiles and floor gully or use of male urinal as floor gully
- All fittings to be stainless steel or product of equivalent durability
- All walls to have stainless steel coverings or product of equivalent durability. Covering to be decorative
- Cubicles to be high strength with possible stainless steel covering
- Door to cubicle to be in stainless steel or related heavy construction. Door to be half high i.e. not floor to ceiling. Degree of privacy to be maintained
- Toilet rail to have slotted dispenser in order to discourage use as needle or other refuse container
- Ceiling stainless steel or other material that will resist damage
- Toilet seats to be heavy duty and to be attached by security screws onto the pan – top fixing
- Wallgate or similar hand wash dryer unit to be used rather than standard wash hand basins and standard or pneumatic tap arrangement. Wallgate unit available for disabled cubicle
- Internal lighting to be generally blue light to discourage drug taking in toilet areas

- No heating needed to the toilets other than hot water to hand wash unit. Any fittings to be protected by frost stat/heater
- External lighting to be high level high lux rating
- No concealed corners external of toilet building
- Ramped access to disabled cubicle with cubicle designed in accordance with Building Regulations Part M document
- All DDA issues will be discussed with the City Council's Disability Officer as part of the design process

At present a polypropylene product for WC pans/cubicles/wall linings, currently used in HM prisons is being investigated as regards durability. This product comes in granite effect finish and a range of colours and is not cold to the touch; this could enhance the environment for the general public. A pan provided free of charge by a manufacturer will be installed in one of the facilities prone to high levels of vandalism as a pilot.

Ongoing Maintenance

The aim of the improvement strategy is not only to provide easily maintainable and cleanable facilities that provide an acceptable environment to the general public but also to reduce ongoing revenue costs. By standardising components and using durable components with easy to clean surfaces, it is envisaged annual revenue costs will be reduced. Part of the feasibility study will include an analysis of these costs, which will be included in the next report.