

Chichester District Council

THE CABINET

11 July 2023

Public Conveniences Refurbishment

1. Contacts

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2. Recommendations

- 2.1 That Cabinet recommends to Council to approves scheme A and releases from general fund reserves the additional budget of £152,000 as set out in Appendix one for the refurbishment of the public conveniences at Priory Park, East Beach, Bosham Lane and Market Road and the demolition of the Tower Street public conveniences.
- 2.2 That Cabinet approves that the Tower Street public conveniences site is surplus to requirements and delegates authority to the Director of Growth and Place to progress alternative use or disposal of the site to achieve best value.
- 2.3 That Cabinet approves the cost of demolition, if required, for the Tower Street public conveniences
- 2.4 That Cabinet notes the revenue savings and anticipated improvements in energy efficiency as set out in paragraphs 7.3 and 9.2 as a result of the works.

3. Background

- 3.1. CDC owns and manages a number of Public Conveniences across the district, this service provides important facilities for the public. In May 2022 Cabinet approved five sites for the first phase of refurbishment works to be undertaken. These sites are as follows:
 - Priory Park, Chichester
 - East Beach, Selsey
 - Tower Street, Chichester
 - Bosham Lane, Bosham

- Market Road, Chichester

These sites were selected based on consideration of the level of use of sites, timing within the asset replacement programme and feedback from the public and partners.

- 3.2. Agreement was also given at Cabinet in May 2022 that £569,000 would be released from the Asset Replacement Programme (ARP) to be added to the previously agreed £145,000 specifically for Tower Street (making a total of £714,000) to enable the commencement of the project, to cover initial feasibility including site surveys, design and costing, with a further report to be brought back to Cabinet on the total estimated cost before going out to tender. Cabinet had also previously agreed that the site at Priory Park would be progressed as part of the early stage of the project.
- 3.3. It was proposed that the project would be managed through a design-led approach to refurbish/reconfigure the sites on a phased basis. The project has been developed to RIBA Stage 3 with estimates of costs having been provided.
- 3.4. The programme of works has included consideration of the following:
 - Drainage issues;
 - Consideration of carbon reduction;
 - The Equality Act;
 - The potential for charging facilities; and
 - Robust fixtures and fittings.
- 3.5. The public convenience blocks exhibit a number of common problems including damp, drainage issues and non-compliant disabled facilities which the works seek to address. The Tower Street site has an additional major problem with progressive movement found in the structure of the main toilet building.
- 3.6. Designs have been developed for each of the sites which include re-provided and compliant disabled facilities, new flooring, tiling and sanitary ware, more efficient mechanical and electrical installations and underfloor heating which should help address the damp issues prevalent across the sites.
- 3.7. Given the structural and subsidence issues at Tower Street public conveniences, further investigations have been undertaken and initial remedial specification and costs have been provided. These preliminary specifications for works have suggested that a new foundation network would be required, which would involve excavation and underpinning pits, likely to be both internally and externally. The robust specification of works required would be extensive, intrusive and costly and would involve piling rigs and diverting below ground services. The cost for the site shown at Appendix 1 includes the estimated cost of these works at this current stage. Given the significant structural issues found at the Tower Street site three options were developed during the RIBA Stage 3 design stage including refurbishment, remodelling and demolition. Alternative public conveniences facilities are close by in the city centre (the closest being in Little London car park). A number of cultural and visitor organisations in close proximity also have their own toilet provision – such as the Novium Museum which is across the road from

the site, the Library and the Cathedral. There are also several restaurants / public houses or coffee shops / cafés close by.

- 3.8 With the Tower Street public conveniences building being demolished, the size and shape of the resulting site and the tight footpath and carriageway arrangements framing it, the development potential is somewhat limited but nevertheless lends itself to a site that could be used for example for private or public parking. As a city centre location and in close proximity to residential buildings with little or no parking of their own, an estimated income of some £5,000 per annum could be achieved for two parking spaces or an estimated £35,000 to £40,000 in capital receipts if the site was disposed of.
- 3.9 Cost plan summaries have been produced for each public convenience site giving an estimate of the full project costs based on the RIBA Stage 3 information that has been developed by the project design team, including cost plan summaries for each of the three Tower Street options.
- 3.10 The project cost plan summary can be found at Appendix 1.
- 3.11 Following a procurement exercise for the project works the submissions received will be evaluated and if the tender prices are within budget the tender will be awarded to allow the refurbishment projects to start.

4. Outcomes to be Achieved

- 4.1 The provision of Public Conveniences which are modern, resolve any drainage issues, provide less opportunity for vandalism, and meet the requirements of the Equality Act. The refurbishment programme will provide better longevity for the facilities. Efficiencies in energy use are being implemented as part of the scheme to reduce carbon and energy costs. Replacing all the lighting in all of the toilet blocks with LED's could reduce carbon emissions by up to 40kg per block in a year. That's equivalent to driving a car around 145 miles.
- 4.2 The Vision for Chichester City has a theme relating to providing a variety of events and activities and an attractive, clean and welcoming environment. Good quality streetscape and public areas are vital to leaving people with a positive lasting impression. This is also reflected in the town Visions across the district.

5. Proposal

- 5.1 It is recommended that the additional budget as identified in Appendix 1 is released to deliver the refurbishment of the four sites of Priory Park, East Beach, Bosham Lane and Market Road and that following the demolition of Tower Street public conveniences, and the installation of new directional signs to alternative locations, any underspend in the budget allocated for this site is returned to reserves.
- 5.2 It is proposed that Tower Street public convenience is declared surplus to operational requirements and that authority is delegated to the Director of Growth and Place to progress the disposal or alternative use of the site to achieve best value.

- 5.3 As a result of the works as set out it is anticipated that there will be both revenue and carbon savings.
- 5.4 Planning applications are currently in the process of being validated. The procurement process will be undertaken during the summer and subject to the selected contractor being within budget, the contractor will be appointed late autumn.

6. Alternatives Considered

- 6.1 Not to undertake the refurbishment as described or to undertake a revised reduced level of refurbishment. However, this would not maintain the sites adequately, could leave a negative impression of the district by visitors and residents and may not achieve energy efficiencies.
- 6.2 Retain Tower Street as public conveniences, however this would result in a significant cost of undertaking the works at the site to resolve the structural issues.
- 6.3 Alternative options for refurbishment for Tower Street were considered – these included Option B which would be to undertake structural work to Tower Street, moving the disabled facility to the front, moving the male facility to the front and reducing the male cubicles to 2 (currently 3), with urinals, and moving ladies to the side of the building reducing cubicles to 3 (currently 5). An alternative option – C – was considered which would include undertaking the structural works at Tower Street and providing 3 direct access unisex cubicles at the front of the building (one being disabled facility), reducing from the current 3 male cubicles and urinals and 5 female cubicles). Option D, to demolish the existing building, make good the site and landscape to provide access to a single modular automatic toilet connected to main drainage and existing services.
- 6.4 These alternative options in 6.3 would not generate a capital receipt for the land or offer the full revenue savings of closing the facility and are not recommended to take forward.

7. Resource and Legal Implications

- 7.1 There is no statutory requirement for local authorities to provide and operate public conveniences.
- 7.2 There are adequate resources within the Place, Estates and CCS Services to manage the project. Tenders will be sought for the next stage of the works.
- 7.3 Demolition of Tower Street public conveniences will result in a saving on revenue costs, these are estimated to be £30,000 per annum. There would also be an estimated capital receipt from the disposal of the land of between £35,000 to £40,000, but demolition costs are estimated to be £56,000.

8. Consultation

- 8.1 Consultation has been undertaken with internal service areas and further communication will be undertaken with relevant stakeholders as the project progresses.

9. Community Impact and Corporate Risks

- 9.1 Risk that expectations will not be met if the refurbishment does not meet the anticipated needs. Reputation may be harmed if the facilities are not designed in a suitable manner.
- 9.2 Potential risk that planning is not approved, and that the timeframe is not met.
- 9.3 A number of environmental considerations and improvements are planned as part of the project. These include the following:
 - Across three of the four sites the appointed contractor will be expected to allow for the installation of a solar panel system with each producing a peak 2 kilowatts power using a 400W PV panel array. At the East Beach and Market Road sites this will comprise of 5 panels in number and at the Bosham location a 6-panel array.
 - Not all of the sites are suitable for solar panels (given the orientation and shading of the individual buildings). Export rates for electricity grid being fed onto the national grid are low therefore the financial benefit of the PV panels hinges on using electricity on-site as much as possible, i.e. more use in the day and in the summer. Winter can be much less.
 - Underfloor heating is proposed for sites, which should, in part, help address some of the damp issues present in the Public Conveniences blocks. The provision of heat pump driven underfloor heating has been explored, both through the use of a ground floor source heat pump and an air source heat pump along with a wet underfloor heating system. The overall cost of such installations are such that they are not considered a viable option for this project. The electric underfloor heating system which is proposed would be installed using a heating mat fitted beneath the tiled floors, with the system harvesting some of the energy produced by the solar panels that will be installed.
 - The use of rainwater harvesting for flushing the urinals and WC pans has been considered as part of the project, to consider potential water saving. However, the amount of rainwater required to meet the demand is not sufficient at the sites.
 - Lighting throughout the refurbished sites will be based on high efficiency LED luminaries to provide maximum energy efficiency combined with maximum lamp life.
 - Demolition of Tower Street Public Conveniences will result in a reduction in the overall level of carbon dioxide emissions for CDC. The site currently uses approximately 3,464 kWh pa to 0.9 tonnes of carbon dioxide equivalent.

10. Other Implications

	Yes	No
Crime and Disorder It is anticipated that the scheme will assist with designing out antisocial issues.	X	
Climate Change and Biodiversity The scheme is likely to enable more efficient use of water, electricity, lighting, etc. through use of PV panels, LED lighting and the updated hand washer / dryer units.	X	
Human Rights and Equality Impact - Positive impact given that the disabled facilities will meet the latest standards. The needs of older and disabled people have been considered and the refurbished stock helps support their independence. Whilst the site at Tower Street is proposed for demolition, it is considered that this site does not currently meet the Equality Act requirements and given the close proximity to other toilet facilities in the city the impact of the disposal of the site would be minimal.	x	
Safeguarding and Early Help		x
General Data Protection Regulations (GDPR)		x
Health and Wellbeing – Positive – the provision of public conveniences assists with supporting independence for older and disabled people.	X	
Other (please specify) Visitor economy may be supported by the provision of facilities which provide a positive lasting impression, reduced levels of complaints and reduced maintenance regimes.	X	

11. Appendix

11.1 Appendix 1 - Part two exempt information Estimates of Cost

12. Background Papers

12.1 Project Initiation Document 3 May 2022