

Chichester District Council

THE CABINET

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Public Conveniences Refurbishment

1. Contacts

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2. Executive Summary

The report summarises the procurement process to select a contractor for the refurbishment of the public conveniences at Priory Park and Market Road, Chichester, East Beach, Selsey and Bosham Lane, Bosham and the demolition of the Tower Street block. It provides estimated capital costs and recommends the approval to appoint contractor A.

3. Recommendations

- 3.1. Cabinet recommend to Council to approve the additional budget required as set out in the part two appendix, for the refurbishment programme works to Priory Park, Market Road, East Beach, Selsey and Bosham.**
- 3.2. Cabinet approve the demolition of Tower Street public conveniences, using the existing asset replacement programme budget with the remaining budget to be returned to reserves.**
- 3.3. Cabinet approve the appointment of contractor A to deliver the public conveniences refurbishment programme and demolition of Tower Street public conveniences set out in the part two appendix.**

4. Background

- 4.1.** In July 2023 Cabinet approved four sites for the first phase of the refurbishment works to be undertaken. The sites were: Priory Park and Market Road, Chichester, East Beach Selsey and Bosham Lane, Bosham. These sites were selected based on consideration of the level of use of the sites, timing within the asset replacement programme and feedback from the public and partners.
- 4.2.** The programme of works tendered includes proposals to address the following considerations:

- Drainage issues.
 - Damp.
 - Potential for carbon reduction measures.
 - New mechanical and electrical installations.
 - Robust fixtures and fittings.
 - Geotechnical issues at the Tower Street site.
 - Requirements of the Equality Act.
- 4.3.** Designs have been developed for the programme of works 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.
- 4.4.** In July 2023 Cabinet recommended and Council agreed that the cost of refurbishment of the Tower Street toilets was uneconomic and that options for the site be progressed, including for its demolition and the provision of a modern modular toilet on the site.
- 4.5.** A single stage tender exercise was undertaken from 6 October 2023 to 3 November 2023, which included the costs of demolition of the Tower Street public conveniences.
- 4.6.** The Council received eight tender submissions and an evaluation exercise was undertaken of the qualitative, technical and pricing submissions in order to select the preferred contractor. The results of this process are included in the Part 2 appendix to this report. The outcome of the exercise is that Contractor (A) has been identified as the preferred contractor to deliver the programme of works for the Council at a total project cost as set out in appendix one.
- 4.7.** The proposed project programme is for a start on site date of January 2024, with practical completion of the refurbishment works in the first quarter of the 2024/25 financial year, with the demolition works to follow towards the autumn. The detailed works programme will be agreed once a contractor is appointed.

5. Outcomes to be Achieved

- 5.1.** 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 emissions and energy costs.

6. Proposals

- 6.1.** The programme of works will deliver the refurbishment of the four public convenience sites of Priory Park and Market Road, Chichester, East Beach, Selsey, Bosham Lane, Bosham and the demolition of the Tower Street public conveniences.
- 6.2.** As a result of the works it is anticipated that both revenue and carbon savings will be achieved.

- 6.3. The total cost of the proposed project is set out in the Part 2 appendix, including professional fees and surveys.
- 6.4. The proposed project timescale will see completion of the refurbishment works by the first quarter of the 2024/25 financial year, with the demolition works to follow towards the autumn.

7. Alternatives Considered

- 7.1. 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.
- 7.2. Retain Tower Street as public conveniences, however this would result in a significant cost of undertaking the works at the site to resolve the significant structural issues present and not resolve the current operational issues.
- 7.3 A number of options are under consideration for the future use of the Tower Street site and these are:
 - 1. Demolition of the public conveniences building and replacement with one modular toilet which is DDA compliant.
 - 2. Demolition of the public conveniences building and replacement with two modular toilets, one being DDA compliant.
 - 3. Demolition of the public conveniences building and replacement with three modular toilets, one being DDA compliant.
 - 4. Demolition of the larger part of the public conveniences building with the frontage retained and around a third of the existing block remodelled to provide three toilets, one being DDA compliant.
 - 5. Demolition of the public conveniences building and replacement with a pocket park/garden.
 - 6. Demolition of the public conveniences building and replacement with two EV parking spaces, one being DDA compliant.
 - 7. Demolition of the public conveniences building and replacement with a modular storage unit with off-street loading/unloading.
 - 8. Demolition of the public conveniences building and disposal of the site to secure a capital receipt.
- 7.4 A further report will be brought back to Cabinet for a decision on which option should be pursued for the site.

8. Resource and Legal Implications

- 8.1 There is no statutory requirement for local authorities to provide and operate public conveniences.
- 8.2 Demolition of Tower Street public conveniences will likely result in a call on additional resources to be committed once a decision has been made on which

option is to be pursued for the site. Appropriate wayfinding will be introduced following completion of demolition to indicate alternative locations.

9. Consultation

- 9.1. Consultation has been undertaken with internal service areas and further communication will be undertaken with relevant stakeholders as the project progresses.
- 9.2. The Public Relations team have also been engaged to discuss appropriate methods of consultation and engagement over key elements of the programme to help communicate the key messages around project delivery.

10. Community Impact and Corporate Risks

- 10.1. 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.
- 10.2. Planning applications for minor external alterations at three of the sites, Priory Park, Chichester, East Beach, Selsey and Bosham Lane, Bosham are currently being processed through the planning system. Selsey East Beach has recently been approved. Potential risk that planning consent is not approved and that the timeframe is not met.
- 10.3. There is a risk that the tendered costs will produce project costs that are above those estimated in the initial cost plan due to the discovery of any “unknowns” on site, however this risk will be mitigated by the project contingency sum that has been built into the total project cost.
- 10.4. Risk that planning permission is not forthcoming for demolition of the Tower Street building in a Conservation Area.

11. 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	

12. Appendices

12.1 Appendix 1 – Part 2: Tender summary and costs

13. Background Papers

13.1 None