

# Chichester District Council

THE CABINET

6 February 2024

## Wisborough Green Public Conveniences

### 1. Contacts

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### 2. Recommendations

- 2.1. Cabinet approves the transfer of ownership of Wisborough Green Public Conveniences to Wisborough Green Parish Council and authorises the Director of Growth and Place in consultation with the Cabinet Member for Economic Development and Place to proceed with the disposal of the property.**

### 3. Background

- 3.1.** During 2022 a number of efficiencies in service were explored and service areas were prioritised to consider in particular statutory and non-statutory service areas. Whilst this demonstrated that public conveniences were considered as high priority, officers were asked to review the current service provision and highlight any sites that could be managed differently or that were no longer required. This resulted in a review of the public conveniences, with some of the sites being considered for refurbishment to progress and others being considered for potential delivery in a different way. One such site is Wisborough Green public conveniences.
- 3.2.** CDC owns Wisborough Green Public conveniences, which is a small site consisting of one urinal and cubicle in the Gents and two cubicles in the Ladies. For nearly ten years the site has been subject to a Memorandum of Understanding (MOU) with Wisborough Green Parish Council who are responsible for cleaning, opening, provision of consumables and undertaking of minor repairs, with CDC retaining the ownership of the site and responsibility for repairs and maintenance of the structure, utility bills, insurance and the service contract for the hand washer / dryer units.
- 3.3.** During the summer of 2023 a site visit was held with Wisborough Green Parish Council to discuss the facilities. Wisborough Green Parish Council are very keen that the public conveniences remain in the village (a previous attempt in

2011 to close the site resulted in a petition for then to remain open, which led to the parish council taking on the level of responsibility through the MOU).

- 3.4. During the summer and autumn of 2023 consideration has been given to the potential sale of the site to Wisborough Green Parish Council. This included a site visit by the Valuations and Estates Manager to provide an indicative high-level value of the public conveniences, along with a review of the Deeds for the site to identify any covenants that may be applicable to the valuation.
- 3.5. A proposal was presented to Wisborough Green Parish Council for the disposal of the site to them, which has been considered and they confirmed in December 2023 that they would be prepared to accept this offer, with transfer of ownership to them from 1<sup>st</sup> April 2024.
- 3.6. Appendix 3 (part 2 exempt) to this report sets out the financial details of this transfer of ownership.

#### **4. Outcomes to be Achieved**

- 4.1. Cost saving to CDC via a reduced maintenance liability as indicated in Appendix 3 (Part 2 exempt).

#### **5. Proposals**

- 5.1. That the property and land known as Wisborough Green Public Conveniences (shown edged red in Appendix 1) be declared surplus to CDC requirements and that the ownership of the property is transferred to Wisborough Green Parish Council. This is considered the route most able to provide a demonstrable disposal at best consideration.
- 5.2. That the Director Growth and Place is authorised to proceed with the disposal of the property to Wisborough Green Parish Council

#### **6. Alternatives Considered**

- 6.1. Retain Wisborough Green public conveniences, however this would not result in efficiencies, nor would it provide Wisborough Green Parish Council with the opportunity of full ownership of the site and deliver the long term security of the site as a public convenience for the Parish Council.

#### **7. Resource and Legal Implications**

- 8.1 There is no statutory requirement for local authorities to provide and operate public conveniences.
- 8.2 Appendix 3 (Part 2) to this report provides the breakdown of the current costs of the site and the details on the agreement with Wisborough Green Parish Council.

- 8.3 There will be initial (limited) resource from the Place, Estates, Legal, Finance and Contract Services teams to transfer ownership to the Parish Council (before 1<sup>st</sup> April 2024).

## 8. Consultation

- 8.1. Consultation has been undertaken with the Parish Council relating to this proposal. No further consultation is required.

## 9. Community Impact and Corporate Risks

- 9.1. The transfer of the ownership of the site to Wisborough Green Parish Council helps to ensure that this site remains in use as public conveniences.

## 10. Other Implications

	Yes	No
<b>Crime and Disorder</b>		X
<b>Climate Change and Biodiversity</b>		X
<b>Human Rights and Equality Impact</b>		X
<b>Safeguarding and Early Help</b>		X
<b>General Data Protection Regulations (GDPR)</b>		X
<b>Health and Wellbeing – Positive – the provision of public conveniences assists with supporting independence for older and disabled people.</b>	X	
<b>Other</b> (please specify) Visitor economy may be supported by the continued provision of facilities for the area.	X	

## 11. Appendices

- 11.1 Appendix 1 – Site plan
- 11.2 Appendix 2 - Photograph
- 11.2 Appendix 3 – (exempt) Budget and Costs of the site, financial agreement with Wisborough Green Parish Council.

## 12. Background Papers

- 12.1 None