

Agenda item number: 9

Date of meeting: 19th November 2018

THATCHAM TOWN COUNCIL

Recreation and Amenities Committee

Report by: Naomi Mildenhall

Job Title: Services Manager

Subject: Broadway Public Conveniences

Purpose of Report

1

For Members to consider options to refurbish or redesign the Broadway Public Conveniences.

Background

2

At a meeting of the Recreation and Amenities Committee on the 11th September 2017 it was agreed to appoint an Architect. to undertake a measured survey of the building and to produce plans and elevations of the existing structure which can be used to prepare detailed feasibility proposals. The Council requested a minimum of three Proposals, taking in to consideration the Thatcham Vision Parish Plan, the Turley Report and an addition to the Turley Report.

It was also noted that the Turley report contains sections on traffic flow in the area. This should be considered with any redirection of pedestrians, due to the building standing as an island surrounded by flowing traffic.

The Architects report was presented to this Committee on 8th January 2018. This Committee asked for quotes which have been sought for the following options; Repair, minimal refurbishment work, full refurbish and full redesign.

Footfall was measured for the month of August 2018 and the results show that on average there are between 70-100 visitors per day.

The Public conveniences are subject to a restrictive covenant which states: "Not at any time to use the property other than as Public Toilets and for any other community use for the benefit of Thatcham Town residents and visitors to Thatcham and the transferee agrees with the Transferor that any other use of the Property will trigger the payment of either a Disposal Additional Sum or Clawback Additional Sum."¹

¹ Disposal Additional Sum means 25% of the difference between the consideration paid by the transferee to the Transferor for the property and the consideration paid upon any disposal of the property if the Disposition is completed within eighty years of the date of Transfer.

Clawback Additional Sum means 25% of the difference between the value of the property following the grant of planning permission in respect of it and the value of the Property at the date of this Transfer if planning permission is granted within eighty years of the date of this Transfer.

3**Details of Project**

Option	Detail	Estimated cost	Consideration
A. Repair	New taps and water heaters some additional plumbing changes. New sink x1 and 3 x cubicle repairs.	TBC	Longevity of repair Installation of Turnstile
B. Minimal refurbishment	All replaced apart from wall and floor covering. Any painted surface will be repainted	Approximately £41,339.00	Longevity of repair Installation of Turnstile
C. Full re-design and reduction in cubicles with the addition of a changing places cubicle.	Strip out all old, reduce number of toilets by adding in new walls and fit out two toilets and changing places cubicle including wall and floor covering.	Approximately £96,900.00	Potential usage of concession area
D. Full refurbishment as is.	All of above including new floor and wall covering.	Approximately £111,523.00	Potential usage of concession area

4 Financial Implications

Due to the level of expenditure this would have to be submitted on Contract Finder and tenders invited.

Funding for the Changing Places Cubicle could be sought on The Good Exchange and through other grant avenues. The remaining costs made up of a combination of CIL, S106 and Capital Reserves.

5 Legislation

Public Health Act 1936, s.87

6 Reference to Council Plan

Objective Three: To enhance the sense of community within Thatcham

Objective Four: To promote local business and improve the Broadway

Thatcham Vision Parish Plan, the Turley Report and an addition to the Turley Report.

7 Consultation

Consultation specifically regarding a Changing Places space took place as a survey for 6 weeks from August to September. 155 people responded, please see separate attachment for these results.

8 Recommendation

No Officer recommendation.
