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OVERVIEW & SCRUTINY PANEL

6 DECEMBER 2023

An extraordinary meeting of the Overview & Scrutiny Panel will be held at **7.00 pm on Wednesday, 6 December 2023** in the Council Chamber, Council Offices, Cecil Street, Margate, Kent.

Membership:

Councillor Fellows (Chair); Councillors: D Green (Vice-Chair), Austin, Bright, Britcher, Currie, d'Abbro, Davis, Farooki, Kup, Paul Moore, Packman, Pope, Wing and Worrow

SUPPLEMENTARY AGENDA

Item
No

Subject

6. **PUBLIC TOILETS REFURBISHMENT AND RENEWAL PROJECT** (Pages 3 - 14)



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Public Toilets Refurbishment and Renewal Project

Extraordinary Overview and Scrutiny Panel 06 December 2023

Report Author	Luke Glover, Deputy Technical Services Manager
Portfolio Holder	Cllr Steve Albon, Cabinet Member for Cleansing and Coastal Services
Status	For Decision
Classification:	Unrestricted
Key Decision	Yes
Reasons for Key	An Executive Decision that involves incurring expenditure anticipated to be £250,000 or above.
Ward:	All wards

Executive Summary:

Budgets with a value of £1.25m have been identified for investment in public toilets across the district. There is potential for this budget value to increase to £1.5m subject to a further sum of £250k being approved via external funding. This investment is the start of an anticipated wider and longer term programme of public toilet improvements subject to further funding being identified.

This report proposes a schedule of repairs and capital improvements at 10 locations across the district. The proposals are informed by a survey of 27 public toilets completed by Geoff Oliver & Associates Ltd in 2023. The Council has made available an initial budget of £279k of revenue funding towards completing some of these repairs. The Council cannot undertake all repairs, at all 27 public toilets, straight away, as funding is not currently available to do this. This report identifies which works in the survey should be taken forward with the available funding.

Additionally, £571k of capital funding has been identified for new build capital works for areas where public toilets may be end of life or require a new accessible toilet. £450k of this capital funding will come from additional borrowing and £121k will be a revenue contribution to capital coming from our earmarked reserves. This report will identify which new build works should be taken forward with the available funding.

Finally, this report will factor in £650k of additional external funding. This is made up of £250k from Southern Water and £400k from the Margate Town Deal. This external funding is earmarked for specific schemes.

Recommendation(s) to Overview and Scrutiny Panel:

The Overview and Scrutiny Panel is asked to consider the contents of this report and having done so, consider making any appropriate and relevant recommendations for consideration by Cabinet.

Recommendation(s) to Cabinet:

- a) That Cabinet approves the schedule of works this report suggests in 3.1 / 3.2 (either option 1 or option 2, dependent on the outcome of discussions with Southern Water) which will be undertaken using:

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- £400k of funding from earmarked reserves. Under option 1 £279k will be allocated for revenue repairs and £121k revenue contribution to capital. Under option 2 the whole £400k will be allocated to revenue repairs.
 - £450k of capital funding (via borrowing)
 - £400k from the Margate Town Deal funding (external grant)
- b) That Cabinet recommends to Council that a one-off supplementary General Fund revenue budget of £279k be approved for the repairs to existing facilities; to be funded from an underspend identified at the end of 2022/23 and allocated to earmarked reserves for investment in toilet facilities;
- c) That Cabinet endorses the proposed financing of the existing £749k budget for the Public Toilets refurbishment and renewal project within the 2023/24 Capital Programme, to be a mix of £450k of borrowing, a £121k contribution from earmarked reserves, with financing of the remaining £179k to be identified at a later date; with the actual financing of the capital programme being determined by the s151 officer as per officer delegations;
- d) That Cabinet recommends to Council that a supplementary General Fund capital budget of £250k be approved for the refurbishment of existing Botany Bay toilets, subject to the outcome of the discussions with Southern Water for funding to the value of £250k.
- e) That Cabinet approves a budget virement (adjustment) to be made if the discussions with Southern Water are not successful, as per option 2, with a virement of £121k from the budget for the revenue contribution to capital to be transferred to the revenue budget for repairs to existing facilities.
- f) Cabinet notes that £400k of approved capital budget is allocated for toilet facilities within the Margate Town Deal scheme in the 2023/24 Capital Programme
- g) That a further report be taken to Cabinet before the end of October 2024 which provides an update on toilet refurbishment and improvement works, including the outcome of the Southern Water financial contribution. The report shall also propose next steps to address refurbishment or improvements at the public toilets not included in this initial phase.

Corporate Implications

Financial and Value for Money

Officers have identified £1.25m of available funding for the Public Toilets Refurbishment and Renewal Project. This funding can be broken down into:

- a) £400k from an underspend identified at the end of 2022/23 and allocated to earmarked reserves for investment in toilet facilities. This revenue source of funding can be used flexibly and under option 1 it is proposed that £279k will be allocated for revenue repairs and £121k as a contribution to the capital refurbishment schemes, whereas under option 2 the whole £400k is allocated for revenue repairs.
- b) £450k borrowing to facilitate capital expenditure for new build facilities. The repayment of these borrowing costs can be fully funded from the revenue budget savings that were released following the removal of business rates charges on public toilet facilities. This funding will be used to part-fund the £749k capital scheme that has been approved within the 2023/24 capital programme;
- c) £400k of funding from the Margate Town Deal for the subterranean toilets in Margate.

An additional £250k could be available from Southern Water for refurbishment of the Botany Bay toilets which would alleviate strain on the budget, this report includes recommendations with and without securement of this funding. If this funding is made available it will also be used to part

finance the existing approved scheme within the capital programme.

Legal

This report is for consideration and in accordance with the provisions of the Constitution, the Overview and Scrutiny Panel may make recommendations to be considered by Cabinet.

Risk Management

A risk register has been developed for the project. The risk register considers financial, health and safety, procurement, legal and community risks. The risk register will be maintained as a live document and will be updated as the project progresses.

Corporate

The public toilets are a key service provided by the Council for the benefit of residents of, and visitors to, key locations within the district.

Equality Act 2010 & Public Sector Equality Duty

Members are reminded of the requirement, under the Public Sector Equality Duty (section 149 of the Equality Act 2010) to have due regard to the aims of the Duty at the time the decision is taken. The aims of the Duty are: (i) eliminate unlawful discrimination, harassment, victimisation and other conduct prohibited by the Act, (ii) advance equality of opportunity between people who share a protected characteristic and people who do not share it, and (iii) foster good relations between people who share a protected characteristic and people who do not share it. Protected characteristics: age, sex, disability, race, sexual orientation, gender reassignment, religion or belief and pregnancy & maternity. Only aim (i) of the Duty applies to Marriage & civil partnership.

Corporate Priorities

This report relates to the following corporate priorities: -

- Environment
- Growth

1.0 Introduction

- 1.1 The Council is responsible for maintenance of 27 public toilets.
- 1.2 The Council commissioned a condition survey of the public toilets in 2022. The survey identified that £1.3m of repairs were required, and that of this £1m would need to be spent within the next few years.
- 1.3 At the Cabinet meeting on Thursday 21 September 2023 the budget monitoring report confirmed that there was an approved capital budget of £749k for the public toilets refurbishment and renewal project, however only £400k of funding had been identified at that juncture to facilitate the project.
- 1.4 To ensure the project moved forward at pace and had appropriate project management capacity, the consultant AECOM was contracted to this project in October 2023. Their role was to conduct an exercise in conjunction with officers to determine what works shall be recommended to the Council to take forward, within the confines of the funding available.
- 1.5 For the schedule of works prioritisation exercise the following criteria was used:

- Visitor numbers – frequency of use for the toilet.
- Significance of area – proximity to landmark/attraction.
- Need for improvement of disabled access.
- Bathing water quality issues.
- Need for improvement of current baby changing facilities (if any).

1.6 For each toilet, the above determinants were ranked either low, medium or high status. This exercise then produced a list of the toilets the Council should focus on first with the funding available.

2.0 Current Situation

2.1 The toilets to receive revenue repairs funding are:

- St Mildred's Bay, Westgate (£18k)
- West Bay, Westgate (£36k)
- Joss Bay (£21k)
- Broadstairs Harbour (£72k)
- The Centre, Margate (£13k)
- Ramsgate Pier Yard (£39k)
- Viking Bay (chalet block) (£80k)

2.2 The total spend on the seven toilets above comes to £279k. It must be made clear that this is for repair of existing defects and is not a full refurbishment of the toilets (see Annex 1 - Schedule of Works). For full refurbishment to a higher specification, like the recently completed Margate Harbour Arm toilets, which cost £82k, an additional budget of circa £700k would be required on top of the currently identified budget.

2.3 The revenue repair costs, if approved, can be completed ready for the 2024 summer season.

2.4 It is recommended that a new toilet block at Stone Bay is built with the £450k capital funding. The new build will provide accessible toilet facilities at Stone Bay, to replace the currently small toilet block which is only accessible via steps. The current toilets are halfway up the cliff, and are at the end of their life. The cost of undertaking this new build is estimated to be more than £450k and so will require the reallocation of the remaining £121k of revenue repairs funding as a revenue contribution to capital.

2.5 In regard to Marine Terrace subterranean toilets located in Margate, the current facility is unsuitable for disabled use under the Equality Act 2010. Thus, a single new build accessible toilet needs to be built at promenade level. This work shall be funded by the Margate Town Deal funding. The Council has assigned £400k of this funding to the project. It is envisaged that the accessible toilet will not use up the whole of the funding available and that the existing subterranean toilets can also be repaired with this money.

2.6 Southern Water have discussed the possibility of committing £250k in funding for the refurbishment of Botany Bay toilets, the estimate for these works includes a new layout and reorganising internal partitions. Southern Water have also committed to placing seasonal Portacabin style toilets at the car park end of the bay, providing the required capacity and accessible toilets. Assuming this funding is secured, it would not be required to utilise the alternative funding for improvements to Botany Bay, allowing these monies to be used elsewhere. The options section of this report includes recommendations for with and without Southern Water funding.

3.0 Options

3.1 Option 1 – this option includes the funding from Southern Water and encompasses the

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following:

- The repairs identified in the Geoff Oliver & Associates Ltd survey to the value of £279k on public toilets in St. Mildred's Bay, West Bay, Joss Bay, Broadstairs Harbour, Margate Town Centre, Ramsgate Pier Yard and Viking Bay (Chalet).
- New build accessible facilities at Stone Bay to the value of £571k (£450k from capital and £121k as a revenue contribution to capital).
- Refurbishment of existing Botany Bay toilets with Southern Water funding to the value of £250k.
- New build accessible toilet at the Margate subterranean toilet's location and repair of the existing toilets with £400k of Margate Town Deal funding.

3.2 Option 2 – this option excludes Southern Water funding and encompasses the following:

- The repairs identified in the Geoff Oliver & Associates Ltd survey to the value of £400k on public toilets in St. Mildred's Bay, West Bay, Joss Bay, Broadstairs Harbour, Margate The Centre, Pier Yard Ramsgate, Botany Bay and Viking Bay (Chalet). Adding in Botany Bay shall mean that £121k is not available as a revenue contribution to capital for new build toilets at Stone Bay.
- New build accessible facilities at Stone Bay to the value of £450k. The facility is likely to be smaller in size to accommodate the smaller budget available for this element of the project.
- New build accessible toilet at the Margate subterranean toilet's location and repair of the existing toilets with £400k of Margate Town Deal funding.

3.3 Due to budget constraints and cost benefit analysis, the following toilets will not be taken forward at this time: Minnis Bay, Alpha Road, Station Road, Dumpton Gap, Harold Road, College Walk, Marine Terrace (Buenos Ayres), King George VI Park, Royal Esplanade Ramsgate (Screaming Alley), Cavendish Street, Ramsgate Cemetery, Ramsgate Bathing Station, Victoria Gardens, Hopeville Avenue, Vere Road, Crofts Place. Works to these toilets have been costed, and improvement works will be subject to future funding being identified.

3.4 The repairs and maintenance identified within the Geoff Oliver & Associates Ltd report across 27 toilets is recommended to be undertaken over the next ten years. They have been priced at a value of approximately £1.3m. Where a capital scheme is taken forward at one of the toilet locations instead of revenue repair works, it will have the effect of reducing the £1.3m figure. Future phases are yet to be planned and will be subject to funding being identified. A summary of all the proposed locations for works can be found in Annex 2.

Contact Officer: Luke Glover - Deputy Technical Services Manager
Reporting to: Tony Marmo - Head of Coastal and Public Realm

Annex List

Annex 1 - Schedule of Works (Revenue)

Annex 2 - Summary of Proposed Locations

Corporate Consultation

Finance: Chris Blundell (Director of Corporate Services - Section 151)

Legal: Ingrid Brown (Head of Legal and Democracy & Monitoring Officer)

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Annex 1 - Schedule of Works Public Toilets Refurbishment & Renewal Project Version Date: 27/11/2023		Annex 1
St Mildreds Bay, Westgate		Cost (£)
Remove defective / loose render, remove weed growth and re-render and decorate or re clad main walls		10,000
Repair loose beading to corners of adjoining wash hand basins, cracked tiles, screw holes and regrouting where needed to ladies toilets		500
Routine maintenance to fully tiled walls in disabled toilet incl replacing damaged tiles		400
Routine maintenance to fully tiled walls in gents toilet incl replacing damaged tiles		400
Repairs to recently decorated ceilings and rotten ply frame in ladies toilets		2,000
Routine maintenance to painted plywood ceilings in disabled toilet		300
Routine maintenance to recently painted concrete ceilings in gents toilet		500
Routine cleaning and redecoration fully tiled floors incl skirting in disabled toilet		300
Overhaul of sanitaryware in ladies toilets		1,200
Routine maintenance in the disabled toilet		1,200
Routine maintenance in gents toilet		1,200
		18,000
West Bay, Westgate		
Roof - replace bracket to black plastic hopper and round downpipe, incl additional fixing to adjoining hopper to secure.		500
External walls - routine decoration to external walls incl rendering and paint finish		3,000
Internal walls - localised repairs, replacement of tiles, hack off loose damp plaster and paintwork replaster and decorate to ladies toilet		2,000
Internal walls - extensive removal followed by structural reinforcement of masonry, replastering, retiling etc to gents toilet		3,500
Internal walls - treatment to gents toilet walls, new alternative lining, including vapour control		2,500
Internal walls - new dry line, tanking, relining, and tiling to disabled toilet		3,100
Doors and windows - treatment and redecoration to PVCu double glazed windows incl easing and adjusting of doors / locks		2,000
New plasterboard ceiling covering to rear stores		2,500
Underline ceilings including insulation and vapour control in gents toilets		2,500
Replace damaged sections and redecorate disabled toilet ceilings		1,500
Localised repairs and deepclean of floors to ladies toilets		600
Remove and re-tile floors in 2nr rear stores		1,500
Routine maintenance and making good to floors following repairs to walls in disabled toilet		3,000
Routine redecoration to ladies toilets ceilings		1,300

Replacement of toilet seats, roll dispensers, stainless steel doors and frames, plastic hand dryer and soap dispenser	Annex 1	1,100
Routine decoration to woodwork in ladies toilets		1,100
Remove and set aside sanitaryware for re-use following repairs to walls and tiling in the gents toilets		900
Allow for new services and replace 2nr stainless-steel doors to 2nr rear stores		1,700
Allow for new services and replace 2nr stainless-steel doors to ladies service cupboard		1,700
		36,000
Joss Bay		
Routine decoration to rainwater goods		1,200
Routine decoration to external walls		3,000
Minor repairs and routine inspection to internal walls		2,700
Routine decoration and repairs to fascias, double glazed windows, flush timber doors and frames and metal roller shutter doors		3,000
Underline ceilings with insulation and vapour control etc. then decorate		7,400
Treatment of corrosion and localised tile repairs and deep clean floors		1,500
Repair and renew sanitary ware as needed incl deep cleaning and rusty fixings		2,200
		21,000
Broadstairs Harbour		
Refurbish rainwater goods		1,700
Exterior non structural repairs and waterproofing, followed by total redecoration		22,000
Replace missing / damaged bricks as necessary. Complete overhaul and redecoration including replacement of boxing in of walls		3,700
Total overhaul of windows/doors including timber repairs, repointing and redecoration		17,000
Full repairs and replacements of ceilings as needed, including renewal of roof		20,000
Localised repairs / replacement to tiles and a general overhaul to floors		3,000
Routine deep clean		3,000
Treat and redecorate the service cupboard. Replace lighting system		1,600
		72,000
The Centre, Margate		
Graffiti deep cleaning to external walls		1,300
Treatment of mould, repairs and redecoration to ladies toilets		2,500
Localised repairs to tiles and routine redecoration to gents toilets		1,600
Routine repairs and decoration to metal windows with obscure glazing, and timber doors/frames		1,500
Completely underline with new ceiling including insulation, vapour control etc. in ladies toilet		2,000
Underline thermal insulation and vapour control incl decoration in gents toilet		700
Replace broken tiles and deep clean in ladies toilet		1,800
Localised repairs to tiles in gents toilet		400

General overhaul of sanitaryware in ladies toilets	Agenda Item 6	1,200
	Annex 1	13,000
Ramsgate Pier Yard		
Clear outlets urgently and allow for re-covering with GRP to flat roof with bituminous covering		20,000
Minor overhaul, routine redecoration of roof		500
Routine redecoration with minor repairs to textured render and external joinery		4,500
Routine redecoration including damp proof treatment and decoration		5,000
Routine decoration of ladies, gents and disabled toilets		3,000
Allowance for repairs to floors, incl routine cleaning		2,500
Replace damaged sanitaryware in ladies toilet, deepclean of sanitaryware in gents toilet		3,500
		39,000
Viking Bay (Chalet)		
Routine decoration and repairs to walls		7,000
Localised repairs and redecoration to metal and timber doors, incl linings to cubicles		2,400
Routine decoration. Replace damaged glass blocks in ceilings		7,200
Routine cleaning and localised repairs to floors		2,000
Replacement of WC seats, worktop and changing table. Replacement of electric heater		5,000
Repair of drainage		56,400
		80,000
Total Cost of Schedule of Works		279,000

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Annex 2

Annex 2 - Summary of Proposals			
Public Toilet	Revenue repairs proposed	Capital works proposed	Works to be undertaken in future phase
Birchington			
Alpha Road			X
Minnis Bay			X
Westgate			
West Bay	X		
St Mildred's Bay	X		
Station Road			X
Margate			
Marine Terrace (Buenos Ayres)			X
Harold Road			X
Harbour Arm	Refurbished in 2023		
College Walk			X
The Centre (Mill Lane)	X		
Clocktower, Marine Drive		X	
Ramsgate			
Pier Yard	X		
King George VI Park			X
Royal Esplanade (Screaming Alley)			X
Cavendish Street			X
Ramsgate Cemetery			X
Bathing Station			X
Broadstairs			
Broadstairs Harbour	X		
Victoria Gardens (Clock Tower)			X
Joss Bay	X		
Dumpton Gap			X
Viking Bay	X		
Stone Bay		X	
Botany Bay		X	
Hopeville Avenue (St Peters)			X
Vere Road			X
Crofts Place			X

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