



BONCHURCH TOILET: SHORE ROAD

TOWN COUNCIL MEETING

13 JUNE 2011

The purpose of this Report is to provide Members' with the cost implications of a decision to take on responsibility for Bonchurch's Shore Road Toilet block.

No. DETAIL

1) BACKGROUND

- a) Bonchurch residents raised a petition objecting to the closure of the Shore Road Public Convenience with a total of 1,301 signatures.
- b) Ventnor Town Council was informed at its May meeting of the petition and the strength of local feeling about the close and its consequences for visitors and residents, together with an offer from a local family to be responsible for the cleaning of the toilets.
- c) The petition was presented subsequently to the Cabinet Member for Highways, Transport and Waste, Edward Giles. His letter in reply addressed to Nigel Spiller and dated 2 June 2011 set out the Isle of Wight Council's reasons for the closure of the Shore Road facility and made clear that the Council would not consider re-opening them.
- d) Although the Isle of Wight Council is willing to consider management by voluntary organisations as well as by Town Councils, the costs are such that no Bonchurch based organisation would be in a position to take on the responsibility.
- e) Consequently, the only remaining option for the Shore Road toilet block to remain open is if Ventnor Town Council were to agree to take on management of it.

2) MANAGEMENT

- a) The Isle of Wight Council issued Draft Heads of Terms for agreements with Town Councils and others considering taking on the management of Public Toilets when the option was first under consideration.
- b) The basis is a Ground Leasehold Agreement with a term of 125 years at a rent of £1 a year if demanded.
- c) Under such an agreement the Town Council would be responsible for all repair and maintenance, compliance with all health and safety and other statutory requirements, all insurances and all outgoings and running costs (including water rates, electricity, gas, cleaning).
- d) The Lease will contain an option to hand the building back subject to a minimum of 6 months prior notice in writing.

3) ESTIMATED COSTS

- a) Information provided by the Isle of Wight Council provides the following estimate of costs:

Element	Amount
Electricity	£200
Water	£240
Maintenance*	£2,000
Management Fee	£240
Total	£2,680

- Annual average of last five years, including replacing roof tiles and redecoration in 2010

-
- b) These are estimates: the Town Council would be responsible for each and every cost arising from maintenance and repair of and services to the toilet block for the duration of its lease.
 - c) Additional charges that could apply are for Cleaning - £1,030 a year for 2 cleans a day in summer and 1 in winter – and overnight locking: £520 a year will not apply thanks to the willingness of volunteers to take on these tasks.
 - d) There is also a requirement to provide both premises and public liability insurances and the costs of these are still under discussion with the Town Council's Insurers.
-

4) PROPOSED OPENING HOURS

If the Town Council decides to take on the management of the Shore Road Public Convenience, it will be open from 8am – 8pm between 1 April and 31 October and between 8am and dusk from 1 November to 31 March.
