



CENTRAL CAR PARK PUBLIC TOILETS

TOWN COUNCIL MEETING

REPORT 64/19

12 AUGUST 2019

The purpose of this Report is to inform Members of initial discussions with the two major suppliers of Public Toilets to Local Authorities as the basis for agreeing the next steps in the project to install a disability friendly Toilet in the Central Car Park.

NO. DETAILS

1) BACKGROUND

- a) The installation of a disability friendly Toilet in the Central Car Park has been one of the projects included in the Town Council's informal discussions about the potential regeneration of the town's centre.
- b) The Town Council's Economic Development Officer Nick Cox and I have now had initial discussions, including site visits, with both [Danfo \(UK\) Ltd](#) and [healthmatic](#).
- c) Firm quotations are only possible when the full details of any proposals are agreed by the Town Council but the meetings have been useful in providing guide prices and advice about related processes, time scales and issues.

2) GUIDE PRICES

- a) Both companies have been asked for guide prices for two installations: a two unit combination of a disability friendly unit and one unisex and a three unit version including a second unisex unit; extracts from response emails follow:
- b) *Danfo*
 - To supply a pre-built building [Tetragon 110] incorporating 1 fully compliant Disabled cubicle and 1 unisex cubicle with payment entry system. All associated groundworks, utility connections and installation: £85,000.
 - The cost for a Tetragon 120 at the central carpark location (same as first picture I sent) would be £111,750 plus VAT this would as before include the new utility connections of £5000, this would be the same for both options.
- c) *healthmatic*
 - We can only really complete the pricing once we have the mappings and an understanding of what's involved for the install.
 - Our typical costs for 1,2 and 3 cubicles, excluding install but including design and delivery will be £49k, £67k and £85k.
 - Prior to the main tender, we can do the design for you and submit the planning application. The cost for doing this will be £2500, including planning fees. We would then expect to deliver you enough detail to put into a tender in terms of spec and drawings.

3) PROCESS

- a) *healthmatic's* email also provides useful advice on the stages the project would need to complete and estimates of the consequent timescale; extract follows:
- b) Timingwise, you can run planning and the tender concurrently – let's say 14 weeks. Tender can awarded subject to planning during this period.
- c) You then place the order, and the build time for a toilet will be 12 weeks. The groundworker (whether us or others) will also need to apply for the utility connections at this time, and this could become the longest lead item. But I think you could estimate 16 weeks for them, meaning that the total period between submitting planning and opening will be 30 weeks.
- d) If you plan to open for Summer 2020, that realistically means:
 - August/September 2019 – decide on outline plan and location – enough detail for planning.
 - October – Apply Planning and as soon as possible, launch tender. In addition enter serious

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- conversation and agreement with IOW council with regards the car park spaces.
- February – Place order on Contractor and Utility companies.
 - June – Commission and Open.
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4) FUNDING

- a) A loan of £125,000 from the Public Works Loan Board over 25 years is currently repayable at 1.87% costing a total over the period of £157,735.
 - b) Repayment charges are then £6,186 a year that would add 4.6p a week - £2.41 a year – to the Band D precept.
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5) CHARGING FOR USE?

- a) healthmatic's email comments on the issue of charging for use as follows:
 - b) From the car park size and general "busyness", I would estimate 25000 uses per year prior to knowing actual movements. If you assume a higher than expected cost of managing this of 10%, you would expect to earn £4500.
 - c) It would also be very possible if you chose to offer local rate payers a free card access. This could be abused, and will cost about £2.00 per card initially, but it would reduce any grief for the Council. (Offering free access to locals would also probably reduce the revenue to circa £3000).
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6) RECOMMENDATION

The Town Council is recommended to:

- a) Authorise the Town Clerk, advised by the Assets and Services Working Group, to initiate the following initial stages of the project:
 - discussions with the Isle of Wight Council about the arrangements for the installation of a disability friendly Public Toilet in the Central Car Park;
 - the development of related plans and drawings required for an application for planning permission with costs to be recovered from the funding arrangements for the project; and
 - the preparation of tender documentation.
 - b) Agree the preferred option for the number and type of units to form the complete toilet.
 - c) Decide whether the use of the facility would be charged for and, if so, how.
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