



MARLBOROUGH ROAD PUBLIC TOILETS

TOWN COUNCIL MEETING

REPORT 11/19

10 FEBRUARY 2020

The purpose of this Report is to ask Members to consider the future of the Marlborough Road Public Toilets in the context of a new Public Toilet in the town's Central Car Park.

No. DETAILS

1) BACKGROUND

- a) The Town Council has managed the Marlborough Road Public Toilets since 1 April 2016, initially under a Tenancy at Will and since 1 January 2018 under a 125-year lease adopted by Minute 129/17 of its meeting of 13 November 2017.
- b) Although both the Eastern Esplanade and Ventnor Park Public Toilets had been taken over by Freehold Transfer, it was agreed to lease those at Marlborough Road due to the complications of the upper floor being a flat sublet by the Isle of Wight Council to Southern Housing Group.
- c) Although it was recognised at the time that the Marlborough Road Toilets were far from ideal for users with disabilities, it was agreed to take them over when the Isle of Wight Council was planning to close them due to the absence of any other town centre facility following the earlier closure of the Market Street toilets.

2) COSTS

- a) The Town Council's decision to install a new Public Toilet with dedicated provision for users with disabilities and good ground level access presents the Town Council with the choice between increased costs and the closure of the Marlborough Road equivalent.
- b) The estimated full-year cost to the Precept this year of Marlborough Road Toilets is £15k with the three largest items being staff costs at £7k, Water and Sewage £2k and Business Rates at £2k. The remaining £4k divides roughly equally between Cleaning Materials, Electricity, Equipment and Maintenance.
- c) It is likely that the operating costs of the new Public Toilet will be of the same order: maintaining both it and Marlborough Road will therefore require an addition of £15k to the Precept in a full year as well as the anticipated annual £9k loan repayment cost

3) CLOSURE OF MARLBOROUGH ROAD TOILETS

- a) The alternative, requiring no addition to the Precept, is to close the Marlborough Road facility by using the Break Clause in the Lease to return it to the Isle of Wight Council.
- b) The Break Clause requires six months' notice.
- c) As the predicted build start for the new Toilet is either 1 April or 1 September with three months for either to completion the date for giving notice of the return of the facility to the Isle of Wight Council, while ensuring at least one of the two toilets is available, would be 31 May.

4) RECOMMENDATION

Members are recommended to:

- i) agree the return of the Marlborough Street Public Toilets to the Isle of Wight Council at a date to be confirmed; and
- ii) maintain the 2020/21 Budget provision for the town's remaining public toilets at £40,000.