



NEW PUBLIC TOILET

TOWN COUNCIL MEETING

REPORT 79/20

12 OCTOBER 2020

The purpose of this Report is to provide Members with latest information on progress with the project to install a new Public Toilet in the Central Car Park and the next stage of it.

No. DETAILS

1) BACKGROUND

- a) Planning permission for the development was applied for on 31 January and approval was granted on 27 March.
 - b) Following approval an application for Building Regulations approval was submitted and although the response was delayed as a consequence of the pandemic, formal approval was received on 21 August.
 - c) On the advice of the Town Council's Architect for this project, Andrew Hitt, a Quantity Surveyor has been commissioned to complete the detailed specification of works necessary as the basis of the Joint Contracts Tribunal (JCT) Minor Building Works Contract.
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2) TENDER PROCESS

- a) An Invitation to Tender in the name of the Clerk and the accompanying specification as agreed by the Assets & Services Working Group will be mailed to D N Associates Ltd, W H Brading & Sons Ltd and Ingrams Building Contractors together with a sealable envelope for its return, a deadline for submission and an invitation for an arranged site visit.
 - b) All returned sealed tenders will be opened at the same time on the prescribed date by the Clerk in the presence of Councillor Brian Lucas and made available to the next meeting of the Assets and Services Working Group for evaluation and recommendation to the next meeting of the Town Council.
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3) FUNDING

- a) The full cost of the project will not be known until the Town Council's contractor's price has been accepted together the project development costs to date.
 - b) At present it is anticipated that the borrowing requirement will be of the order of £150,000, requiring a repayment profile over a 25-year term, at current rates, of £8,553.
 - c) The application process for a Public Works Loan Board facility requires submission to the Isle of Wight Association of Local Councils that, on approval, is forwarded to the National Association of Local Councils and then to the Public Works Loan Board.
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4) ISLE OF WIGHT COUNCIL

- a) As Members are aware, the Isle of Wight Council has agreed to the installation of the Public Toilet over four parking bays in the north western section of the Central Car Park but is asking for a rental basis of them at an annual charge of £5,900.
 - b) This is regarded as unreasonable by the Town Council because:
 - i) It substantially exceeds every estimate of lost income from the four bays;
 - ii) Ventnor residents would be being further penalised for replacing a central disability friendly facility in the town centre - the Market Street Public Toilets - that the Isle of Wight Council closed and then sold the site for £80,000 in 2014.
 - c) In a meeting with the Mayor and Clerk, County Councillor Gary Peace said that he shared these concerns and would take the matter up with his colleagues.
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