



NEW PUBLIC TOILET

TOWN COUNCIL MEETING

REPORT 96/19

9 DECEMBER 2019

The purpose of this Report is to provide details of the two options already discussed for the new public toilet as the basis for Members' decision on which to progress.

No. DETAILS

1) BACKGROUND

- a) The Town Council meeting of 11 November 2019 discussed two options for the installation of a new Public Toilet Facility in the Central Car Park: the modular approach of the modern providers such as healthmatic or a traditional built option.
 - b) The discussion concluded with the unanimous decisions of Minute 121/19 to:
 - i) explore best value for the town;
 - ii) inform healthmatic that no further input is required from them at this time;
 - iii) commission new detailed drawings and submit a planning application; and
 - iv) develop and deploy a formal tender process.
 - c) healthmatic have been informed that no further work is required from them at this time.
 - d) The matter was further discussed by the Town Council's Assets and Services Group at its meeting on 27 November 2019.
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2) BEST VALUE

- a) The relative costs of the two options provided to the Assets and Services Group meeting are only guide prices as the actual cost of whichever option is favoured will be dependent on a formal tender process.
 - b) healthmatic's proposals – the drawings for which were attached to Report 90/19 of the Town Council's November meeting – come with a predicted cost, including ground works and connections, of £115k.
 - c) Initial estimates of the built option on the same basis total £130k; Councillor James Toogood will be well placed to provide Members with more details at the meeting.
 - d) The Town Council is under no obligation to take the lower cost option and the Assets and Services Group were clear that best value needs to include consideration of other aspects including longevity, vandal-proofness and appearance.
 - e) The Assets and Services Working Group recommend that the Town Council proceeds with elements iii) and iv) of Minute 121/19 on the basis of the built option.
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3) COSTS

- a) Andrew Hitt's charge for the drawings, planning application, building regulations submission and schedule of works would be £1,525.
 - b) He has advised that a further cost of £500 may be incurred if a structural engineer's report is required in respect of the foundations.
 - c) The Isle of Wight Council's fees for the Planning and Building Regulations processes will be £630.
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4) RECOMMENDATION

The Town Council is recommended to:

- i) progress the project on the basis of the built option; and
 - ii) authorise expenditure of up to £2,655, to be recovered from the loan, for elements iii) and iv) of Minute 121/19.
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