



NEW PUBLIC TOILET

TOWN COUNCIL MEETING

REPORT 18/20

9 MARCH 2020

The purpose of this Report is to ask Members to determine whether access to the new toilets should be charged or free and to consider the proposed schedule for the project.

NO. DETAILS

1) BACKGROUND

- a) The Planning Application was registered with the Isle of Wight Council on 31 January 2020.
- b) The plans have now been submitted to Building Regulations with the result expected by 20 March.
- c) The Town Council's Architect is producing the detailed specification for the works that will be the basis of the Tender process.

2) PROJECT SCHEDULE

- a) At its meeting of 18 February the Assets and Services Working Group discussed the schedule for the Project given that Planning Permission, Building Regulations Approval and detailed Specification would all be available by 20 March.
- b) On that basis, and in view of previous Town Council's discussions, it was recommended that the Tender invitations be mailed on that date to the three selected contractors with a return date, in the supplied sealed envelopes, of 3 April.
- c) A start date of 1 May would then be possible.
- d) However, given that the deadlines allow no room for slippage and that even with a start date of 1 May works will still be in process during at least July, Members might want to consider an alternative schedule with a start date in September.

3) CHARGING

- a) The 18 February meeting of the Assets and Services Working Group also considered the charging issue.
- b) The increasing practice for corporate toilet facilities is to charge by providing for cash, card and contact payments.
- c) The Town Council was earlier advised by a specialist provider of Public Toilets that a yearly income of some £4,500 can be anticipated from a 20p per visit charge: a useful offset of the likely yearly loan repayment of £9,500.
- d) The Group's recommendation is that the facility for charging be included in the building.

4) ISLE OF WIGHT COUNCIL CHARGE

As reported to the February Town Council meeting, the Isle of Wight Council is proposing an annual charge to the Town Council of £5,800 for the rent of the four car park spaces and a one-off charge of £450 for the preparation of the lease.

The Town Council's Business Case for taking on the management of the town's other four car parks – submitted in December 2018 – includes a preferred option whereby the Town Council would subsidise the Isle of Wight Council's 'lost revenue' by subsidising the rent it would pay for the lease of the Central Car Park by adjusting tariffs in the others to meet the cost.

In the absence of agreement on that approach, it is possible to argue the case for the Isle of Wight Council to make the spaces required for the toilet available at peppercorn rent as a contribution to the town's regeneration and a recognition that Ventnor's deprivation challenges are as great as those of Sandown.

A third option has developed recently in the form of a remodelling of the Central Car Park to

provide additional spaces of the same number as the Town Council needs to accommodate both the new Toilet and the replacements for the current on-street parking. This option is outlined in the Report for the next item on this Meeting's Agenda.

5) RECOMMENDATION

Members are recommended to:

- i) agree the start date for the works as between May and September; and
 - ii) decide whether to include the cash and card facilities for charging 20p to use the Toilets.
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