



PUBLIC TOILETS

TOWN COUNCIL MEETING

REPORT 26/16

16 MAY 2016

The purpose of this paper is to update Members on developments on three of the related matters reported to the 11 April 2016 Town Council meeting in Report 18/16, sections 2(a), 4(b) and 4(c).

No. DETAIL

1) BACKGROUND

- a) At the point of transfer of the Eastern Esplanade, Marlborough Road and Ventnor Park public to the Town Council on 1 April there were a number of matters still to be resolved.
- b) These were the proposed freehold transfer, the maintenance of the Wallgate Units and the statutory requirements for annual tests for electrical safety and Legionellosis.
- c) Progress since on each of these is identified in the following paragraphs.

FREEHOLD TRANSFER

- a) The Isle of Wight Council agreed to transfer the three public toilets to the Town Council on a freehold basis.
- b) In the event, the volume of toilets being transferred across the Island and the absence of an in-house legal service meant that the transfer was on the basis of a Tenancy at Will as a temporary measure.
- c) There has been no progress to date on the move to a freehold transfer apart from a letter received from portfolio holder Councillor Paul Fuller dated 10 May to IWALC providing reassurance that work on the freehold transfer is progressing.

2) WALLGATE UNITS

- a) The Eastern Esplanade toilets have 10 of these units for hand washing and drying with another six in the Marlborough Road toilets.
- b) Until 1 April they were included in an Island-wide maintenance contract the Isle of Wight Council had with Wallgate Limited at a contract price agreed last year of £95 per unit..
- c) When Town & Parish Councils became aware of the need to continue a maintenance agreement, the charges on offer were significantly higher: £204 a unit for those with 6 or fewer, and £144 a unit for those with more.
- d) Following email discussions with the Clerks of all the areas affected agreement was reached with Wallgate to issue a single contract to Ventnor Town Council for a price of £125 a unit for a total of 131 units over 11 Town & Parish Councils.
- e) The result is a reduction of £4,000 (20%) in the cost of the whole contract and a saving of £304 for the Town Council's leaving a total cost to this year's budget of £2,000.
- f) Invoices have been issued to the other participating Town & Parish Councils for their share of the total cost.

3) ELECTRICAL TESTING

- a) There is a statutory duty to have the electrical elements of public toilets fully inspected annually by a qualified organisation and a formal report supplied.
- b) The Isle of Wight Council's arrangements for this had been with SSE and their inspections of all four public toilets have been completed on time under commission by the Town Council.

4) LEGIONELLOSIS TESTING

- a) There is also a statutory duty to have public toilets fully inspected annually for the presence of Legionellosis and conditions likely to foster it by a qualified organisation and a formal report supplied.

-
- b) The Isle of Wight Council's arrangements for this had been with Graham International but attempts to contact them were unsuccessful and this function on the Town Council's behalf has now been carried out by Focus Plumbing and Heating, an Island company based in St Helens with the necessary qualifications.
 - c) The required reports have been supplied for all four toilets and some minor works required identified.
-

5) BUSINESS RATES

- a) Business Rates are currently payable on Marlborough Road (£1,617) and the Esplanade (£6,237) with Ventnor Park and Shore Road being exempt in view of their location.
 - b) It had been expected that exempt status could also be secured for the Eastern Esplanade toilets given that it is the only public toilet on the Island servicing an esplanade that is not exempt.
 - c) However, an initial application for exempt status has been refused and the forms for an appeal have been supplied.
-

6) RECOMMENDATION

The Town Council is recommended to consider the information in this Report and support an appeal against the refusal of exempt status in respect of Business Rates for the Eastern Esplanade toilets.
