



PUBLIC TOILETS

TOWN COUNCIL MEETING

REPORT 18/16

11 APRIL 2016

The purpose of this paper is to provide Members with the latest information on the new arrangements for the ownership and management of the town's Public Toilets.

No. DETAIL

1) BACKGROUND

- a) The Town Council took on responsibility for the management of the Shore Road Public Toilets in Bonchurch by Minute 95/11 of its meeting of 13 June 2011 to prevent their then threatened closure and currently holds a 125 year lease on the property.
 - b) Faced with the Isle of Wight Council's decision to close the remaining three Public Toilets in the town at the Eastern Esplanade, Marlborough Road and Ventnor Park from 31 March 2016 the Town Council agreed by Minute 18/16 of its meeting of 8 February 2016 to accept all three on the basis of freehold transfers from 1 April 2016.
 - c) The same Minute authorised the recruitment of two part-time cleaners to maintain appropriate standards at the Eastern Esplanade and Marlborough Road Public Toilets with the cleaning of those in Ventnor Park being undertaken by the Putting Green operators.
 - d) The Shore Road Toilet cleaning continues to be undertaken by local resident Jan Scovell whose willingness to take on this work made the Town Council decision of 13 June 2011 possible.
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2) HANDOVER

- a) The large number of Public Toilets being handed over to Town and Parish Councils by the Isle of Wight Council at this time and the fact that their staff shortages have required the contracting out of the legal documentation for the freehold transfers has meant that the current agreement for the three taken over by the Town Council on 1 April is a Tenancy at Will for each of them.
 - b) The Esplanade Public Toilet was found to be part flooded and strewn with uncleared rubbish when opened up by the Town Council's cleaners for the first time on the morning of 1 April. Its opening to the public had to be delayed until late afternoon to allow time for a plumber to repair the leak and a deep clean to be completed.
 - c) The Isle of Wight Council Officers responsible for the handover have been very supportive in providing information about the toilets and advice during the preparation for the change of responsibility.
 - d) There are still matters to be resolved around responsibility for the costs of ensuring that when the formal freehold transfer is signed off the toilets are in a reasonable repair and maintenance condition.
 - e) For example, the cost indication of the necessary repainting of the interior and exterior of the Eastern Esplanade Public Toilet is of the order of £4,000 with a further £2,500 required for the matching work at Shore Road.
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3) STAFFING

- a) The two part-time cleaners recruited to the staff team as reported to the March meeting of the Town Council have settled well into their roles at both the Eastern Esplanade and Marlborough Road toilets within the agreed cleaning schedule and rota under the experienced guidance of Dave Gray.
 - b) They are also responsible for the locking and unlocking of those two toilets.
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4) OTHER DEVELOPMENTS

- a) The Isle of Wight Council had a contract for the disposal of sanitary waste and instead of continuing that, sanitary bins have been purchased together with supplies of the appropriate
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tiger bags and arrangements made with the Ventnor company that deals with all our waste disposal, Ace Waste.

- b) There is also an existing contract with Wallgate Limited – based in Salisbury – for the servicing of the handwasher and dryer units and discussions are ongoing about changing to an in-house arrangement.
 - c) Annual inspections to ensure compliance with electrical safety and legionellosis regulations have been carried out in early May each year and contact has been established with the existing companies qualified for those inspections to repeat them next month.
 - d) Meter readings for the electricity and water supplies have been recorded as at 31 March and arrangements to changing invoicing practice are underway.
 - e) Signage has been changed to reflect the Town Council's ownership, upgrade their quality and provide an emergency contact number to report issues.
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