



PUBLIC TOILETS

TOWN COUNCIL MEETING

REPORT 10/16

14 MARCH 2016

The purpose of this paper is to report on progress towards the transfer of the town's Public Toilets to the Town Council on 1 April 2016.

No. DETAIL

1) BACKGROUND

- a) The Isle of Wight Council has decided to close or handover to Town and Parish Councils 36 of the 41 Public Toilets they currently maintain to achieve a saving of up to £500,000 in next and future years' Budgets.
 - b) In Minute 18/6 of its meeting of 8 February 2016 the Town Council resolved to:
 - i) accept the freehold transfer of the Public Toilets at Ventnor Park, Marlborough Road, the Esplanade and Shore Road from 1 April 2016;
 - ii) provide an in-house service for the cleaning of those at Marlborough Road and the Esplanade; and
 - iii) authorise the Town Clerk to recruit two part-time cleaners.
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2) TRANSFER

- a) As the Isle of Wight Council currently has no Property Lawyer(s) of its own, the legal documentation for all transfers has been out-sourced and in view of the amount of work involved the transfer on 1 April will initially be on the basis of a Tenancy at Will.
 - b) A draft for that document has been previously circulated to Members with a view to its formal adoption at this meeting.
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3) STAFFING

- a) An advert in the South Wight Chronicle of 25 February prompted four expressions of interest from local residents, all of whom were interviewed, and two appointed; they will share what is estimated to be an average of 22 hours a week over the full year, varying from 15 a week from 1 October to 30 March and 29 from 1 April to 30 September for the cleaning of the Eastern Esplanade and Marlborough Road toilets.
 - b) Initial arrangements for the distribution of the working time have been agreed in a subsequent meeting with the two staff members, their Manager and the Assistant Town Clerk.
 - c) They have also agreed to be responsible for the locking and unlocking of the two toilets.
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4) CLEANING SCHEDULE

- a) A copy of the cleaning schedule is attached to this report for Members' information.
 - b) The basis is one clean a day during the October – March period with two cleans a day for Marlborough Road and three for the Eastern Esplanade from April to September.
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5) BUSINESS RATES

- a) The Isle of Wight Council has been paying a total of £7,854 for the toilets, most of which is the charge for the Eastern Esplanade toilets of £6,237.
 - b) Shore Road and Ventnor Park toilets are exempt as a consequence of their location while a charge of £1,617 is valid for the Marlborough Road toilets.
 - c) The Isle of Wight Council's officer has acknowledged that there is a similar case for exemption in respect of the Eastern Esplanade toilets that we now know to be both the only Esplanade toilets on the Island to which Business rates are applied and has the largest Business rates charge of all the Island's toilets.
 - d) An application for exemption has been submitted.
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6) ESPLANADE EXTERNAL AREA

Following discussions with the Ventnor Botanic Garden about the condition of the planted beds in the area of the Esplanade toilets the Public Buildings Working Group has agreed that the offer of their grubbing out and replanting with perennials by the Ventnor Botanic Garden at a cost of £400 be accepted.

7) RECOMMENDATION

The Town Council is recommended to:

- i) accept the circulated draft Tenancy at Will as the temporary basis of the transfer to the Town Council on 1 April of the Eastern Esplanade, Marlborough Road and Ventnor Park toilets until the completion of the freehold transfer of these three and the Shore Road toilets;
 - ii) agree the cleaning schedule and seasonal frequency variations identified in section 4 of this Report; and
 - iii) confirm the decision of the Public Buildings Working Group to commit the sum of £400 from the current year's contingency provision to fund the restoration and replanting by Ventnor Botanic Gardens of the beds in the vicinity of the Easter Esplanade toilets.
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