



PUBLIC TOILETS

TOWN COUNCIL MEETING

REPORT 5/16

8 FEBRUARY 2016

The purpose of this paper is to record the results of a meeting with the Isle of Wight Council's lead officer for the transfer of Public Toilets to Town and Parish Councils and to ask the Town Council to formally confirm its commitment to take responsibility for the town's Public Toilets and approve the addition of two part-time cleaners to the staff team.

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 £500,000 in next and future years' Budgets.
 - b) The Town Council considered its response to the decision of the Isle of Wight Council's Executive Meeting of 27 October 2015 to invite Expressions of Interest from Town and Parish Councils to take over the management or ownership of the Public Toilets in their area at its meeting of 9 November and agreed to respond positively in respect of the Ventnor Park, Marlborough Road and Esplanade toilets.
 - c) The Town Clerk met with the Isle of Wight Council's Contracts Management Officer Simon Dennis, the designated lead Officer for the transfer of Public Toilets, on Thursday 24 January 2016 to discuss transfer arrangements.
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2) THE TRANSFER

- a) The Isle of Wight Council agreed to offer transfer to Town and Parish Councils on a freehold basis effective from 1 April 2016.
 - b) It is possible that limited legal resources – property work is currently outsourced – and the large number of documents involved that the initial basis may be that of Tenancies at Will.
 - c) Copies of Electrical Certification, Asbestos Register and Land Registry documentation will be provided
 - d) It has been agreed to include the transfer of Shore Road Toilets, currently leased to the Town Council, on the same freehold basis.
 - e) Caveats will be incorporated in all four transfer documents requiring the buildings to be retained as Public Toilets while allowing adjustments and developments to them.
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3) COSTS

- a) As Members are aware, the Isle of Wight Council's current annual costs for the operation of the three toilets they currently maintain total £36,676: Esplanade £20,796, Marlborough Road £11,853 and Ventnor Park £4,027.
 - b) The inclusion of the reduced amount of £26,416 in the 2016/17 Budget is based on a number of deliverable savings:
 - o The Esplanade costs include the amount of £6,237 for Business Rates. Simon Dennis confirmed that this is the only Esplanade-based toilet on the Island for which Business Rates are not exempt and, consequently, this charge should not apply.
 - o The Operator of the Putting Green has agreed to take on cleaning of Ventnor Park's toilet at no charge to the Town Council.
 - o The total cleaning cost within the Isle of Wight Council's current provision is £11,853 and with the removal of the requirement for the Town Council to fund the cleaning of the Ventnor Park toilet and taking that of the other two in house will result in a significant reduction on that figure.
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4) CLEANING

- a) The cleaning operation for the Esplanade and Marlborough Road toilets will be managed by Dave Gray and he will need to be supported by two part-time cleaners.
 - b) The Isle of Wight Council have helpfully provided the full details of their current contract for toilet cleaning that will provide the basis of the in-house service. The daily routine is for one clean a day during the winter – including of external areas – with Marlborough Road being cleaned twice daily and the Esplanade three times a day during the season with additional schedules for quarterly and annual cleans.
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5) RECOMMENDATION

The Town Council is recommended 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) agree to 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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