



**CORPORATE AND
ENVIRONMENTAL OVERVIEW AND
SCRUTINY COMMITTEE:
15 SEPTEMBER 2022**

Report of: Corporate Director Corporate Director of Transformation Housing & Resources

Relevant Portfolio Holder: Councillor Adam Yates

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SUBJECT: REVIEW OF PUBLIC CONVENIENCES

Wards affected: Borough wide

1.0 PURPOSE OF THE REPORT

1.1 To provide members with a review of the Council's public conveniences.

2.0 RECOMMENDATIONS TO CORPORATE AND ENVIRONMENTAL OVERVIEW AND SCRUTINY COMMITTEE

2.1 That the report, along with its appendix be noted.

2.2 That it be noted that a further report will be submitted to this Committee and Cabinet, which will provide a full appraisal of the 4 options contained in paragraphs 9, 10, 11 and 12 of the report, and will also seek views from members on their preferred option.

3.0 Background

3.1 The Sustainable Organisation Review Project (SORP) identified that a review was required of the Public Conveniences in the Borough. The report recommended:

"that a review is undertaken to assess a preferred course of action for each of the facilities, considering the following options:

- Leave as-is
- Close the facility and implement a community toilet scheme
- Rebuild/renew
- Implement a charge

- Incorporate into other redevelopment plans (e.g. leisure partnerships, bus station redevelopment)

Council resolved "That a separate in-depth review take place on option IG12 Public Conveniences"

- 3.2 This Committee considered the item referred to it for in-depth review and resolved "That further audit information in respect of Topic 13 'Review of Public Conveniences' be circulated to Members."
- 3.3 Following a request from a Member the topic was resubmitted and the Committee resolved: "That the topic 'Review of Public Conveniences' be selected as a 'one-hit' Item on a future agenda of the Committee."
- 3.3 Whilst WLBC do provide limited public conveniences, under the Public Health Act 1936 - Local authorities have no duty to provide public conveniences. The decision to provide facilities and the extent of the provision provided, is determined by each authority, and balanced against other local service demands.

4.0 CURRENT POSITION

- 4.1 The Council own 5 public conveniences across the borough.
- 4.2 Officers have commissioned a report identifying the following:
- a) The properties condition.
 - b) The frequency of use.
 - c) Expenditure 2021 to 2022.
 - d) Any ASB and community safety issues.
 - e) Remedial work and budget costs.

- 4.3 This report is included as Appendix A.

5.0 MAINTENANCE COSTS AND INVESTMENT

- 5.1 Ongoing maintenance of the facilities cost the authority approximately £55,717.48 in the 2021/22 financial year. Officers feel this was a typical year and this can be used to predict annual costs moving forward.
- 5.2 In addition, investment totalling an estimated £ 190,500.00 has been identified, as being required, as summarised below. Further, more detailed breakdowns, can be found in Appendix A,

Facility		Expenditure 2021 to 2022		Estimated Investment Requirement
1. Tarleton - Church Road, PR4 6UQ	£	12,688.52	£	45,000.00
2. Burscough - School Lane, L40 4AE	£	6,989.30	£	80,000.00
3. Ormskirk - Coronation Park, Park Road, L39 3BY	£	16,358.88	£	33,000
4. Ormskirk - 12 Moorgate, L39 4RY	£	11,556.21	£	15,000.00
5. Upholland - Ormskirk Road, WN8 0AH	£	8,124.57	£	17,500.00

6.0 USAGE

6.1 All the facilities appear to be being regularly used, as identified by our caretakers, with the exception of the female facility in Burscough. Officers feel this may be due to its condition and to the location of the entrance being accessed via a narrow side passage which is not visible from the road.

7.0 ALTERNATIVE FACILITIES

7.1 None of the areas serviced by our facilities have any local alternative, apart from establishments whose facilities are for the use of patrons only.

8.0 ASB AND COMMUNITY SAFETY ISSUES

8.1 Vandalism and ASB is a common theme within the facilities (which occurs outside opening times), except for Moorgate, which appears to be benefitting from good CCTV coverage.

9.0 OPTION 1 – RETAIN ALL EXISTING FACILITIES AND SEEK TENDERS TO UNDERTAKE THE REMEDIAL WORK AS DETAILED IN THE REVIEW

9.1 This option would see the facilities being retained by the Council and investment being made along with ongoing maintenance.

9.2 Once tenders have been received a further report will be presented with detailed costs for approval and establishment of budget.

10.0 OPTION 2 – DEMOLITION

10.1 This option would see the demolition of the facilities and the sights being made good and additional parking provision provided were possible.

10.2 Once tenders have been received a further report will be presented with detailed costs for approval and establishment of budget.

11.0 OPTION 3 - INVESTIGATE THE ESTABLISHMENT OF A COMMUNITY TOILET SCHEMES (CTS)

11.1 This option would involve investigating the establishment of a community toilet scheme (CTS). This would involve working with shops, cafes, restaurants, public houses and other buildings where the public are able to access toilet facilities. to develop a suitable scheme to meet the needs of the community.

11.2 Once a scheme has been developed, this will be presented along with detailed costs for approval and establishment of budget.

12.0 OPTION 4 – INVESTIGATE ALTERNATIVE USES OF THE SITES / DISPOSAL

12.2 This option will involve carrying out an option appraisal for each of the sites identifying the sites potential for alternative use or sale and establish costs.

12.2 Once the option appraisals have been completed, these will be presented along with detailed costs for approval and establishment of budget.

13.0 SUSTAINABILITY IMPLICATIONS

13.1 There are no direct sustainability implications in respect of this report. However, subsequent reports will contain full details relating to sustainability considerations.

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14.0 FINANCIAL AND RESOURCE IMPLICATIONS

14.1 There are no direct financial or resource implications in respect of this report. However, subsequent reports will contain full details of any financial and resource considerations.

15.0 RISK ASSESSMENT

15.1 This report is for information and therefore does not require a formal risk assessment and no changes have been made to risk registers.

16.0 HEALTH AND WELLBEING IMPLICATIONS

16.1 There are no health and wellbeing implications arising from this report. However, subsequent reports will contain full details relating to health and wellbeing considerations.

Background Documents

There are no background documents (as defined in Section 100D(5) of the Local Government Act 1972) to this Report.

Equality Impact Assessment

The decision does not have any direct impact on members of the public, employees, elected members and / or stakeholders. Therefore, no Equality Impact Assessment is required.

Appendices

1. Appendix A Review of Public conveniences.