

**REVIEW**  
of  
**PUBLIC CONVENIENCES**  
in  
**West Lancashire Borough Council**

**Issue:**

Rev 'A' - Initial issue 21/03/22

Rev 'B' - Update 01/09/22

## Location of Conveniences:

1. Tarleton - Church Road, PR4 6UQ
2. Burscough - School Lane, Liverpool Road North, L40 4AE
3. Ormskirk - Coronation Park, Park Road, L39 3BY
4. Ormskirk - 12 Moorgate, L39 4RY
5. Upholland - Ormskirk Road, WN8 0AH

### General:

#### Main Users:

Generally, the toilets are used by members of the public, visitors to the Borough, Council staff on their daily rounds, bus drivers, delivery people, taxi drivers etc.

See individual descriptions for further details of use.

#### Expenditure Information:

This information has been provided by Business Support.

#### ASB & Community Safety Information:

The information has been provided by the Community Safety Officer and Facilities Management Staff.

***The units are unmanned and some users are able to circumvent the automatic closing system.***

## TARLETON:



*Front Elevation*

**Brief Description:**

Single storey unit of traditional cavity wall construction with a flat roof over.

**Building Condition:**

This unit is in a reasonable condition and would benefit from a refurbishment.

**Frequency of use:**

This unit is in regular use.

**Expenditure 2021 to 2022:**

Repairs:	£ 4,851.19
Cleaning:	£ 5,616.00
Utilities:	£ 2,221.33
<b>TOTAL</b>	<b>£ 12,688.52</b>

**ASB & Community Safety:**

In the last 18 months the toilets were damaged by youths which was dealt with by the police.

People are also sleeping and drinking in the toilets but generally any vandalism is not considered to be particularly serious.

There is some evidence of use for drug abuse eg discarded needles.

**Other toilets in the immediate vicinity:**

All others are in establishments and thus for the use of patrons only.

**Remedial Work:**

- a) Rectify vehicle impact damage to rear and side wall (facing car park entrance). Install barriers to provide protection in the future
- b) Replace PVC fascia.
- c) Repaint steel posts(structural) to canopy.
- d) Repairs to concrete apron.
- e) Remove doors to Gents/Women/Wheelchair and replace with steel security type.
- f) Mechanical ventilation system - new fans and repairs to ducting.
- g) Internal work to toilet areas including pressure washing and replace damaged tiles.

**Budget Estimate:**

**£45,000.00p EXCL VAT**

**BURSCOUGH:**



*Ladies Toilet*



*Gents & Wheelchair Toilet*

**Brief Description:**

Two separate units. When the car park is viewed from School Lane, the Gents & Wheelchair Toilet is located to the right of the entrance and the Ladies to the left.

Both units are of traditional construction with a tiled ridge roof.

**Building Condition:**

From a building construction point of view the units are not in a good condition but to extend their life it is possible to undertake extensive repairs and refurbishment to include internal fit outs.

### **Frequency of use:**

The Gents are in regular use but the Ladies is not and 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.

### **Expenditure 2021 to 2022:**

Repairs:	£ 1,104.00
Cleaning:	£ 5,616.00
Utilities:	£ 269.30
<b>TOTAL</b>	<b>£ 6,989.30</b>

### **ASB & Community Safety:**

These units are subject to vandalism and graffiti.

The access to the Ladies toilet is via a narrow concealed passageway and is considered to be a safety risk to users. The Gents access is similar, but since it can be seen from the road the safety risk is not as high as the ladies. However, in view of the foregoing, the entrance to both toilets needs to be repositioned to the elevation facing School Lane.

### **Other toilets in the immediate vicinity:**

All others are in establishments and thus for the use of patrons only.

### **Remedial Work:**

- a) Take down areas of wall affected by lateral movement i.e. bowing (*ladies only*) and rebuild.
- b) Remove existing angle section lintels above the window and door openings and replace with galvanised lintels.
- c) Overhaul roof including renew/repair barge boards, fascia, gutters and rainwater pipes etc.
- d) Repointing required to areas of brickwork.
- e) Replace windows.
- f) Reposition entrance to front elevation and fit new steel door (*ladies only*).
- g) Reposition entrance to front elevation and refit existing new steel door (*gents only*).
- h) Infill existing door openings with cavity brickwork.
- i) Fit maglocks and security system to doors.
- j) Render external elevations to conceal work undertaken in a-h) above.
- k) Remove overgrown vegetation.
- l) Internal fit out to suit new access arrangement.
- m) External and internal redecoration/cleaning including new vanity units under wash handbasins.

### **Budget Estimate:**

**£80,000.00p EXCL VAT**

### **ORMSKIRK(Coronation Park):**



*Front Elevation*

**Brief Description:**

Single storey unit with a parapet and flat roof. The unit is located within the park and is adjacent to the car park of Park Pool Leisure Centre.

**Building Condition:**

This unit is in a reasonable condition and would benefit from a refurbishment.

**Frequency of use:**

Throughout the day this unit is extremely well used. However, the frequency of use increases during weekends, holiday periods and public holidays throughout the year. It is also used by visitors to organised events in the Coronation Park.

**Expenditure 2021 to 2022:**

Repairs:	£ 10,304.96
Cleaning:	£ 5,616.00
Utilities:	£ 437.92
<b>TOTAL</b>	<b>£ 16,358.88</b>

**ASB & Community Safety:**

Although there is some CCTV coverage, the toilets are frequently subjected to vandalism and this is a known ASB hot spot with both local youths and those travelling in from Maghull. A McDonalds is opposite which attracts youths to the area.

Notices on the site state that the premises are subject to random police patrols from both uniformed and plain clothed officers.



**Other toilets in the immediate vicinity:**

All others are in establishments and thus for the use of patrons only.

**Remedial Work:**

- a) Fit new steel doors and paint.
- b) Repoint joints to concrete parapet copings.
- c) Clean external signage.
- d) Replace ventilation louvres (6no.) and decorate.
- e) Fix steel plate to rear plant room door and decorate.
- f) Clean and polish all internal stainless steel fittings and wall linings throughout.
- g) Install maglocks to doors and walls. Connect to existing installation.
- h) Redecorate ceilings and timber coving throughout.
- i) Overhaul ventilation to wheelchair WC.
- j) Repair stainless steel linings.

**Budget Estimate:**

**£33,000.00p EXCL VAT**

**ORMSKIRK(Moorgate):**





*Elevation facing Market Way*

**Brief Description:**

Single storey unit with a dual pitch felted roof and external walls which are rendered (painted).

This is by far the largest unit in the borough and as well as the standard provision of public toilets it also houses the following:-

- 1) Office
- 2) Market Traders' Washroom
- 3) Market Traders' Male Toilets
- 4) Market Traders' Female Toilets

**Building Condition:**

This unit can be classed as being in the best condition of all the units and would benefit from a refurbishment.

**Frequency of use:**

Extremely well used in particular on Market Days (Thursday & Saturday).

**Expenditure 2021 to 2022:**

Repairs:	£	536.81
Cleaning:	£	5,616.00
Utilities:	£	5,403.40
<b>TOTAL</b>	<b>£</b>	<b>11,556.21</b>

**ASB & Community Safety:**

There does not appear to be a problem since CCTV in the immediate area is a deterrent.

### **Other toilets in the immediate vicinity:**

The Bus Station Public Toilets have been recently closed so other toilets in the vicinity are in establishments and for patrons only.

### **Remedial Work:**

- a) Replace Market Traders' Washroom Door with steel security door and repaint other doors throughout.
- b) Repairs required to the external render at the position of the wall drip bead and decorate to match existing.
- c) Clean out rainwater gullies.
- d) Paint ceiling and pelmet.
- e) Clean internal walls patch repairs to tiles.
- f) Overhaul ventilation system.
- g) Repaint balustrade to wheelchair ramp.
- h) Repaint vertical timber wall cladding to elevation facing Moorgate.
- i) The passageway between this unit and 14 Moorgate is a trip hazard and a security issue. Clear out debris and re-lay paving to this area. Fix a security fence to both ends of the passageway and incorporate a locked gate to one end.
- j) 2 no. rainwater pipes missing to the rear elevation - fit new and connect to gutter.

### **Budget Estimate:**

**£15,000.00p EXCL VAT**

## UPHOLLAND:



*Front Elevation*

### **Brief Description:**

Single storey unit of traditional construction with a flat roof over. Externally the walls are rendered (pebble dashed).

A bus shelter and canopy are located at the front and 4no. lock up garages are located to the rear.

### **Building Condition:**

This unit would benefit from being refurbished.

### **Frequency of use:**

This unit is in regular use.

### **Expenditure 2021 2022:**

Repairs:	£ 1,995.18
Cleaning:	£ 5,616.00
Utilities:	£ 513.39
<b>TOTAL</b>	<b>£ 8,124.57</b>

### **ASB & Community Safety:**

The unit is subject to vandalism eg damaging toilet seats, wash hand basins, doors etc.

### **Other toilets in the immediate vicinity:**

All others are in establishments and thus for the use of patrons only.

**Remedial Work:**

- a) Repair and repaint fascia board.
- b) Clean down render and repaint.
- c) Remove 3no. doors and replace with steel security doors.
- d) Clean ceiling throughout to remove mould growth and paint with anti-condensation paint.
- e) Power wash all floors/wall tiling and replace damaged tiles.
- f) Remove vandalised wash hand basin and refix on solid wall.
- g) Renew flat roof.

**Budget Estimate:**

**£17,500.00p EXCL VAT**

**SUMMARY OF EXPENDITURE: 2021 - 2022**

Running Costs: £ 55,717.48 per annum for 5no. toilets.

Refurbishment Budget Estimates: £ 190,500.00 per annum for 5no. toilets.