

Joint report of the Deputy Chief Executive and the Strategic Director

PUBLIC CONVENIENCES

1. Purpose of report

To inform Members of the current provision of Public Conveniences in the borough, to highlight future maintenance needs and to suggest possible improvements and new provision.

2. Background

Each of the four main Town Centres has one public convenience located within it. Staff within the Environment Department are responsible for keeping the public conveniences clean and stocked on a daily basis whilst responsibility for the ongoing maintenance of the actual building is under the jurisdiction of the Property Services Department.

In addition to the main Town Centre facilities, there is also an additional public convenience at the main Council Offices in Beeston, available during normal office hours.

Further information relating to the provision of public conveniences is shown within Appendix 1. Photographs are given in Appendix 2, and discussion of possible improvements and new provision is given in Appendix 3.

3. Financial implications

There is currently no budgetary provision for the Capital improvement of existing public conveniences, or to provide new facilities. Day to day maintenance and operation is covered by existing approved Revenue budgets.

However, the provision of new or improved facilities directly associated with enhancing public transport interchanges, for example the one at Beeston, could potentially be largely funded through ITPS allocations of which £138,547 is currently unallocated in the South of the Borough.

Recommendation

The Committee is asked to NOTE appendices 1 and 2; to CONSIDER the investment options given in appendix 3 and to RECOMMEND to Finance and Resources Committee accordingly.

Background papers

Nil

APPENDIX 1

1. Current Public Conveniences in Broxtowe

There are currently five public conveniences within the Borough. All public conveniences are free to use. The public conveniences are located at:

- Nottingham Road, Eastwood Town Centre
- Eastwood Road, Kimberley Town Centre
- The Roaches, Stapleford Town Centre
- Broadgate, Beeston Town Centre
- Main Council Offices, Beeston

All of the public conveniences provided by the Council conform to the Disability Discrimination Act 1995 but none satisfy Changing Places or Space to Change standards (see appendix 3).

2. Opening times and facilities

The table below shows the opening times of the public conveniences and what facilities are located at each site.

Table 1: Public Conveniences in the Borough

Location	Opening Times	Facilities	Baby Change
Beeston, Broadgate	8:30-16:30 Monday to Thursday and Saturday 8:00-16:00 Friday	Female, Unisex, DDA	In the Unisex facility
Beeston Council Offices, Foster Avenue	8:30-17:00 Monday to Thursday 8:30-16.30 Friday	Unisex/DDA	In the Unisex/DDA facility
Kimberley, Main Street	8:00-16:30 Monday to Thursday and Saturday 8:00-16:00 Friday	Male, Female, DDA	N/A
Stapleford, The Roach, Nottingham Road	8:00-16:30 Monday to Thursday and	Male, Female, DDA	In the male and female facility

Location	Opening Times	Facilities	Baby Change
	Saturday 8:00-16:00 Friday		
Eastwood, Nottingham Road	8:00-16:30 Monday to Thursday and Saturday 8:00-16:00 Friday	Male, Female, DDA	In the female facility

The Eastwood, Stapleford and Beeston Broadgate toilets are partially staffed by the Town Centre Attendant with part of their role being to maintain, clean and restock the toilets. The public convenience in Kimberley is unstaffed but is cleaned and restocked each night by an attendant and is opened by the Street Cleansing crew each morning.

3. Anti-Social and Issues Behaviour

Unfortunately, the public conveniences (the four in the main town centres) are a target for anti-social behaviour. The public conveniences at Broadgate and Eastwood are the most targeted. Examples of the anti-social encountered include:

- Graffiti
- Drug Abuse
- Sexual Activity
- Vandalism
- Theft
- Rough Sleepers

Clearly these types activities create a site which is not welcoming and attractive to other site users. It also creates an issue for the attendant who has to clean up any resulting paraphernalia.

Where individuals are found conducting inappropriate behaviour this is reported to the Police. Before the temporary closure of the public conveniences, as part of the programme of measures to help prevent the spread of COVID-19, monitoring of the frequency of anti-social behaviour activities at the public conveniences had just commenced. Unfortunately, no meaningful data is available to report at this stage.

4. Usage of current facilities

In 2015 an exercise was undertaken to establish the use of the current public conveniences at that time. This included the then Beeston Bus Station public conveniences. Counters were affixed to the entrances of each toilet. Due to sites

not being staffed over a weekend, no monitoring was undertaken at Kimberley and Stapleford on a Saturday.

It became apparent as part of the process that the results of the counter exercise could not be taken as a true reflection of how much each site was actually used. The Town Centre Attendants, who were responsible for checking the counters on a daily basis, reported that the counters were being tampered with by being zeroed throughout the day and it is possible the numbers on the counter could have been increased, for example by simply repeatedly moving a hand across the counter.

To help provide more meaningful data observational monitoring by independent persons also took place at each site. This monitoring was undertaken over an hour on each occasion and at varying times throughout the day. No monitoring was undertaken on a Saturday. The results of the monitoring are shown in Table 2.

It is acknowledged that where no people were observed using the public conveniences this is simply down to the fact that no people used them during the observational period, as opposed to these sites not being used at all.

Table 2: Average daily use per public convenience from observations

Public Convenience	Average daily use per hour of male public convenience (number of people)	Average daily use per hour of female public convenience (number of people)	Average daily use of per hour disabled public convenience (number of people)	Average daily use per hour of unisex public convenience (number of people)
Beeston Bus Station	21	13	0	-
Broadgate	-	3	1	4
Stapleford	2	2	0	-
Eastwood	8	7	1	-
Kimberley	2	0	0	-

Note: - indicates this facility isn't available at that particular public convenience. At Broadgate males use the unisex toilet

The toilets are open for 8.5 hours per day. Therefore, by scaling up the figures in Table 2 an approximate usage per day can be ascertained. Table 3 shows the results of this exercise.

Table 3: Scaled up average daily use from actual observations

Public Convenience	Average daily use per hour of male public convenience (number of people)	Average daily use per hour of female public convenience (number of people)	Average daily use of per hour disabled public convenience (number of people)	Average daily use per hour of unisex public convenience (number of people)	Total
Beeston Bus Station	179	111	0	-	290
Broadgate	-	26	9	34	69
Stapleford	17	17	0	-	34
Eastwood	68	60	9	-	137
Kimberley	17	0	0	-	17

Note: - indicates this facility isn't available at that particular public convenience

While the data in Tables 2 and 3 provide an incomplete picture, they indicate the range of use of each of the facilities. In particular, it was clear that the former Beeston Bus Station toilets were used to a much greater extent than the other facilities, and that any strategy for provision of new facilities should probably focus on this location initially.

The bus station has since been demolished and the land now forms part of Phase 2 of the redevelopment of Beeston Town Centre.

The second busiest toilets were those at Eastwood but these may soon be replaced as part of a wider redevelopment plan for the area around and including them.

5. Future maintenance cost of current facilities

The majority of the toilets are in need of improvement and renovation within the next 5-10 years. See **appendix 2** for photographs of the current facilities.

The maintenance of the public conveniences is under the remit of the Property Services Department. Table 4 shows that within the next five to ten years the public conveniences within the Borough will need significant investment of around £35,000 in order to achieve the required standards for the facility.

Table 4: Projected maintenance spend on public conveniences

Public Convenience	Estimated refurbishment spend within 5 years (from 2020/21)	Estimated refurbishment spend within 10 years (from 2020/21)
Broadgate, Beeston	£4,000	£10,000
Kimberley	£6,000	£15,000
Eastwood*	£4,000*	£10,000*
Stapleford	£4,000	£10,000
TOTAL	£14,000*	£35,000*

Note: -* Eastwood toilets are likely to be replaced anyway as part of a wider renewal of the local area and so the costs have been excluded from the TOTAL's

6. Current spend and costs of public conveniences

The costs, such as rates and materials, associated with providing the public conveniences are shown in Table 5. Unfortunately, there is no breakdown of the individual elements to the individual toilets. The total associated costs for 2019/20 was in the region of £40,907.

Table 5: Non-labour costs for 2019/20 for public conveniences

Description	Spend (£)
Repairs & Maintenance	2,197.46
Electricity	1,568.94
NNDR	4,259.43
Water Charges	1,403.30
Sewerage Charges	1,223.92
Cleaning Materials	2,769.45
Towel Supply	263.84
Insurance Premium	511
Human Resources Recharge	4450.91
ICT Recharge	7888.60
Environment Recharge	8169.75
Audit Recharge	104.44
Health & Safety Recharge	814.78
ICT Business Transformation Recharge	567.28
Creditors Recharge	221.74
Capital Charges	4492.54
Total	£40,907.38

Beeston Broadgate Public Convenience

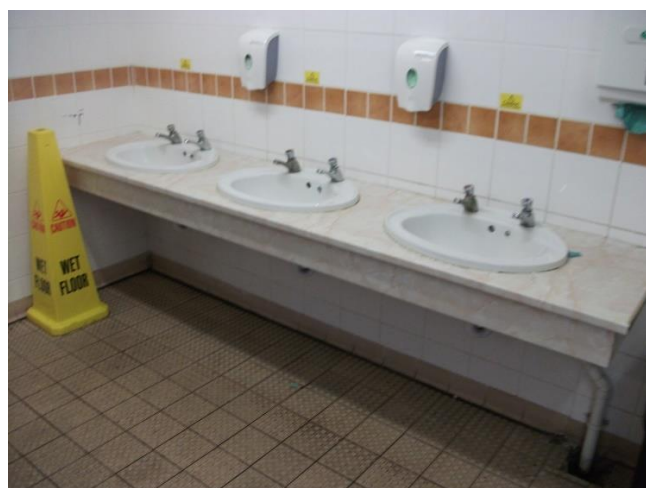
Unisex Toilet – Front View (top) and Rear View (bottom) showing electricity sub-station immediately adjacent



Eastwood Public Convenience



Male Toilets (top) Female Toilets (bottom)



Kimberley Public Convenience



Male Toilets (top left) Female Toilets (top right)



Disabled Toilet

Stapleford Public Convenience



Male Toilets (top) Female Toilets (bottom)



Upgrades – future investment

From appendix 1 and its usage statistics it can be seen that replacement of the toilets at the former Beeston Bus Station and renewal at Eastwood are the investment priorities. However, as the toilets at Eastwood are very likely to be replaced anyway as part of a wider regeneration project then the main immediate priority is Beeston.

Changing Places Toilets

Changing Places toilets are larger accessible toilets for severely disabled people, with equipment such as hoists, curtains, adult-sized changing benches and space for carers. Each toilet requires 12 m² and an ability to summon support. They will become mandatory for new public buildings next year.

<https://www.gov.uk/government/news/changing-places-toilets-for-severely-disabled-people-to-be-compulsory-in-new-public-buildings#:~:text=Changing%20Places%20toilets%20are%20larger,benches%20and%20space%20for%20carers.>



(Image taken from Gov.UK)

Space to Change Toilets

Space to Change toilets bridge the gap between typical 'Document M' DDA-accessible toilets and the ultimate, a Changing Places facility. A Space to Change toilet is meant as a minor upgrade/ refurbishment, to overcome the issues campaigners consistently face when asking for Changing Places: issues of space and cost. Legally providers have to offer at least a wheelchair-accessible toilet*, all they need to do is add into that an adult-sized changing bench and hoist. A Space to Change toilet is 7.5m² (3m x 2.5m).

*Building Regulations Approved Document M 2015 section 5

Consideration of converting Broadgate Toilets to a Changing Places facility

Consideration has been given to converting the Broadgate Toilets to a Changing Places facility. The cost is relatively favourable at £50,000. However, there are some very significant issues which means this course of action is not recommended: -

The internal dimensions (3.8 metres x 3.8 metres minus the necessary plant and storage rooms) are such that one Changing Places toilet would require the whole building. As this facility would have to be restricted access (such as a Radar key) it would deny all other users a public toilet facility at this end of Beeston.

- The alternative would be to allow access for all to this facility which would then be highly prone to vandalism and misuse.
- There is not room to extend the facility at the rear due to the immediate proximity of an electricity sub-station.
- The investment would not provide new facilities adjacent to the Beeston bus/tram interchange and could not therefore be funded through ITPS.
- Broadgate is very much the quieter end of town being away from the larger retail outlets.
- There are no Council staff based nearby who could provide immediate assistance to users in distress.

Provision of a new facility at or adjacent to Beeston bus/tram interchange

The most suitable site is the triangle of land adjacent to the former Explore Learning (Note: The space in front of the grey NET cabinets cannot be used due to maintenance and inspection access requirements): -



The advantages of this site are: -

- Broxtowe Borough Council-owned

- Larger available footprint than Broadgate (7.0m x 6.5m) and makes productive use of an underused space (the cycle parking would remain)
- Adjacent to the Beeston bus/tram interchange and therefore could be largely funded via s.106 ITPS funds of which £138,547 is currently unallocated in the South of the Borough
- Is located much closer to the heart of the Town Centre
- Closer to Broxtowe Borough Council-staff
- Reasonable proximity to water supply / power / drainage

Various options have been explored with various “Superloo” providers and budget prices are given below (please note that a formal tendering exercise would be required prior to placing any order): -

Option	Budget prices	Commentary
Single DDA Toilet	£60,000 to £95,000	Price depends on architectural quality
Dual DDA + Unisex	£85,000 to £105,000	Ditto
Single Changing Places	£140,000	6.2m x 4.2m (fits on site)
Changing Places plus DDA	£100,000 to £160,000	£100,000 is low spec. Length 7.7m to 8.5 m so does NOT fit on site
Space to Change	<i>Awaited</i>	Likely to be cheaper than above and likely to fit on site

Officer recommendations: -

- It is recommended that any provision of a Changing Places or Space to Change facility has restricted access (eg. Radar) to discourage misuse and to reduce vandalism.
- Consequently, it is NOT recommended that only a Changing Places or Space to Change facility is provided as this would not provide for the majority of users. This means the provision of at least a CP or STC plus unisex facility.
- This means that only a STC plus unisex facility will fit, hence this is the recommendation. The cost is likely to be around £100,000 to £140,000 depending on architectural quality.

It is therefore recommended that a budget is set aside of **£140,000** to allow the installation of a high quality Space to Change plus Unisex toilet facility adjacent to the former Explore Learning unit in Beeston. Reflecting its location immediately adjacent to the bus/tram interchange it is suggested that this is largely funded via s.106 ITPS and any shortfall via a new General Fund capital allocation. A formal tendering exercise will be required.

