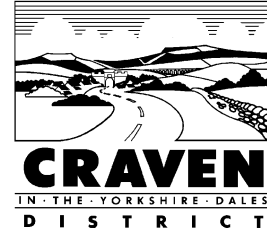


Policy Committee – 4th March 2014

PUBLIC CONVIENCES AT COACH STREET CAR PARK, SKIPTON



Report of the Director of Services

Ward affected: Skipton West

1. Purpose of Report

To seek Members approval to contribute £25,000 towards the costs of refurbishment of the toilets at Coach Street Car Park, Skipton.

2. Recommendation

- 2.1 Members are recommended to approve a contribution of £25,000 from Craven District Council towards refurbishment of the toilets at Coach Street Car Park, Skipton.
- 2.2 Should approval of 2.1 above be given, Members are recommended to authorise the Director of Services to instruct the Council's Legal Services to formalise lease arrangements with Skipton Town Council for the Coach Street Public Conveniences.
- 2.3 That the lease referred to in recommendation 2.2 be for a period of at least 10 years from the date of the £25,000 contribution from Craven District Council.

3. Report

- 3.1 Coach Street Car Park is located within the town centre area of Skipton, off Coach Street and provides around 410 pay and display parking spaces.
- 3.2 To the centre of the car park is a detached single storey building providing public convenience facilities constructed in around 1996. Male, female and a separate unisex accessible toilet are provided as well as a service/store room.
- 3.3 Construction is of stone and pebbledash external elevations under a tile roof, effectively built around a prefabricated toilet block unit.
- 3.4 The gross internal floor area of the building is 45 m² (484 ft²)
- 3.5 At Policy Committee 17th February 2009 the Council decided to close all public conveniences in April 2009, with the exception of Skipton

AGENDA ITEM 10

High Street Car Park, Skipton Bus Station and Settle Whitefriars Car Park, or to transfer to willing stakeholders.

- 3.6 Skipton Town Council took over responsibility for the operation and maintenance of Coach Street Public Conveniences in 2009, subject to the District Council providing financial support for the first financial year.
- 3.7 For some years complaints have been received from members of the public about the condition of the toilets. Unfortunately due to the type of internal construction of the building, the nature of the use and the age of the building, repair works by the Town Council have not managed to resolve the problems with the toilets.
- 3.8 In January 2014 the Town Council confirmed that they were considering significant refurbishment of the toilets. The Town Council commissioned a firm of architects to produce a detailed specification for the refurbishment and a copy of the specification has been provided to the District Council. Of the three options for refurbishment the Town Council wish to deliver the most comprehensive.

Summary of the proposed works;

Replacement floor and drainage work, new lighting, ventilation grilles, replace cubicles with stainless steel, all new stainless steel sanitary fittings, electric hand driers, 3 new baby change units, larger cubicle in Ladies and ceramic tiling to walls.

- 3.9 The anticipated cost of the works is £80,000 - £90,000 and a full tender process is being followed by the Town Council. An invitation to tender has been advertised in the Craven Herald with a deadline for submissions of end of February 2014.
- 3.10 Skipton Town Council has asked Craven District Council as owners of the building for a contribution of £25,000 towards the proposed refurbishment subject to the Town Council matching this amount. The Town Council is also in discussion with both Tarn Moor Estate and Skipton BID with a view to seeking further contributions.
- 3.11 Skipton Town Council are aiming to complete the works before the Tour De France Grand Depart, particularly as Coach Street is at the heart of the spectator hub. It is scheduled to appoint a contractor based on tenders received at a meeting of the Town Council on 13th March 2014.

It is then envisaged work will start immediately after the Waterways Festival weekend at the beginning of May 2014 with completion by end June 2014.

AGENDA ITEM 10

- 3.12 The Town Council currently only holds the property by way of a fairly informal Memorandum of Understanding, with the District Council, dating from 2010. It is recommended that it would be better for both parties to also agree a more formal and longer term lease of the building, for a minimum of 10 years, particularly if the contribution towards the costs of refurbishment is to be approved.

This gives Craven District Council the surety that their financial contribution will ensure the continuation of public convenience provision from its asset. A lease will also give Skipton Town Council the surety over control of the premises.

4 Implications

4.1 Financial Implications

The quarter 3 revenue budget monitoring report is forecasting savings of £377k for 2013/14 and it is therefore proposed that the contribution to the work on Coach Street toilets is taken from this.

4.2 Legal Implications

If the Council is to contribute however, a longer term formal lease agreement should be put in place to ensure that the toilets are kept open for a number of years, so that the District Council gets value for money from its contribution.

The Council would the contribution under the Localism Act 2011: General Power of Competence which expressly gives Local Authorities the power to take the reasonable action they need 'for the benefit of the authority, its area or persons resident or present in its area'.

The obligation is on Skipton Town Council to ensure the procurement exercise is carried out in line with their financial procedure rules.

4.3 Risk Management

There are no risks associated with the Council making a financial contribution to Skipton Town Council towards the refurbishment of the Coach Street Public Conveniences.

5 Contribution to Corporate Priorities

- 5.1 Under the Corporate Priority Enterprising Craven, the Council is committed to "working to strengthen the vitality of our market towns and villages by helping to maintain and enhance their commercial, cultural and tourism offer". In contrast however, the Council also has the Corporate Priority of Financial Resilience.

- 5.2 The Craven District Council – Council Plan 2013 – 2017 states that "We believe our first responsibility is to the people and communities

AGENDA ITEM 10

who live in, work in or visit Craven” as well as “that In serving those communities everyone within Craven District Council will: Strive for improvement and excellence”

6 Consultations with Others

6.1 Local Ward Members and Craven District Council Legal and Finance Departments have been consulted.

7 Author of the Report –Andrew Whelan, Estates Surveyor;
telephone 01756 706485; email: awhelan@cravenc.gov.uk

Note: Members are invited to contact the author in advance of the meeting with any detailed queries or questions.