

KETTERING TOWN COUNCIL

REPORT FOR DECISION

Item No:- FC/048

Committee:-	Finance and Governance Committee
Date:-	26 th November 2021
Author:-	Martin Hammond, Clerk
Report Title:-	PUBLIC TOILET PROVISION
Wards Affected:-	William Knibb ward

1. Purpose of Report

To provide an update on discussions and agree a specification for the intended service.

2. Recommendations

The Committee is recommended to agree the specification set out in 3.5 below as the basis for the procurement of a toilet block, and to consider the optimum location for a toilet facility in the town centre.

3. Information

- 3.1. The existing toilet block in Meadow Rd was installed by Kettering Borough Council as a temporary measure during the pandemic. It is due to be removed before the end of this financial year when new public realm is constructed as part of the Heritage Action Zone.
- 3.2. Discussions have continued with potential suppliers of a toilet block for installation in the town centre. Since the last meeting however, it has become clear that NNC, as highway authority and landowner, is unlikely to give permission for the site of the existing temporary toilet block to be re-used for a more permanent facility. This is because Heritage England are not supportive of the proposal given their investment in public realm improvements in this area, as part of the Heritage Action Zone project.
- 3.3. It has therefore been necessary to consider other locations, which will still require the landowner's approval (almost certainly this will be NNC). A verbal update will be provided at the meeting on a shortlist of potential locations.

3.4. To proceed with the acquisition of a toilet block, the following steps are required

- A specification is drawn up
- Tenders are sought (once step three below is completed)
- A location is agreed with the landowner and planning permission obtained
- Footings and water and power supply connections are made
- A cleaning and maintenance contract(s) is entered into
- Insurance, publicity, opening times and other arrangements are put in place.

3.5. The following specification is proposed:-

- A single pre-fabricated unit containing
 - 3 female cubicles
 - 1 male cubicle and two urinals
 - A disabled/baby changing cubicle appropriately fitted out for both functions
 - Appropriate handwashing facilities to a modern standard including hand dryers
 - Maintenance store cupboard for cleaning and other materials
- Three external doors (female, male, disabled and baby changing) and UPVC high level windows
- Flush mounted motion sensor LED spotlights
- External wood or wood effect cladding
- Level access from outside

3.6 It is likely that this would require a unit measuring 32 x 10 foot.

3.7 Suppliers advise that the toilets provided are robust and should last for several decades if properly maintained.

4. Consultation and Engagement

None to date

5. Finance, Legal and Resource Implications

5.1. The Council will need to follow its finance standing orders if the acquisition cost is more than £25,000 and seek three tenders. Below that, three quotes do need to be obtained. Similarly, quotations would need to be secured for preparing the site and providing footings, unless if NNC were prepared to act as client's agent as they would probably be the landowner.

5.2. The costs of acquisition and installation of a toilet block can be met from within the revenue budget or through borrowing. The total cost will need to include excavation and footings as well as power and water supply connections.

5.3. The Council will also need to make provision in the revenue budget for 2022/23 for cleaning, maintenance, water and power supply costs. £35000 is included in the draft budget.

6. Policy Implications

This proposal supports the town centre and provides facilities for town centre users.

Background Papers

Materials from potential suppliers
