

**MINUTES OF THE PUBLIC TOILET WORKING GROUP AT CLEVEDON TOWN COUNCIL,
44 OLD STREET, CLEVEDON, BS21 6BU ON MONDAY 8TH FEBRUARY 2016 AT
7.30PM**

PRESENT

Councillor D. Shopland Chairman;
Councillors: - D. Flint, J. Geldart, S. Hale, L. Little, G. Watkins,
In Attendance Cllrs, T. Morgan
Paula Heath Town Clerk

PTWG16/37 RECEIVE APOLOGIES FOR ABSENCE

Apologies were received and accepted from Cllrs D. Flint & J. Geldart

PTWG16/38 RECEIVE DECLARATIONS OF INTEREST FOR ITEMS ON THE AGENDA

There were no disclosable or personal interests declared for items on the agenda.

PTWG16/39 RECEIVE THE MINUTES OF THE LAST MEETING

Members received and agreed the minutes of the last meeting of the working group held on 5th October 2015, and ratified at the Council meeting held on 21st October 2015 these were signed by the Chairman as a true record.

**PTWG16/40 RECEIVE, DISCUSS AND DECIDE ON THE QUOTATION OPTIONS FOR
STATION ROAD TOILETS ALTERATIONS; TO AGREE FUNDING REQUIREMENTS.**

Members noted that the quotation for the units as agreed by Council on 21st October 2015 had been circulated with the agenda.

The Committee Chairman explained that the contract for the maintenance and provision was held with Healthmatic; the contract covered the whole of Station Road Toilets.

The legality of this was questioned at length, as was the Councils decision to include the maintenance of the building within this contract. Although the current contract management is not within this Committee remit members requested a second opinion on whether seeking tenders from other companies would breach the contract held with Healthmatic as had been explained by the Committee Chairman and the Town Clerk. Members were reminded that the current contract and documentation had been agreed by Council at the time and signed by the then Chairman on behalf of the Council. Members were also reminded that any breach of the contract could result in an expensive law suit that would not be covered by insurance and the cost of which would have to be met by the tax payers

Members discussed making the new gents facility free of charge, they were reminded that making the ladies/disabled chargeable and the gents free could lead to the Council facing a legal challenge the cost of which would have to be met by the tax payers

Following an intense discussion it was

Proposed, seconded and **AGREED** by 4 votes to 0, with Cllr Flint abstaining, That 1) the Station Road toilet facility be increased by the renovation of the former gents toilets to include an urinal and 2 cubicles. 2) the current unisex toilet be designated ladies and the disabled toilet continue to be designated as unisex.

Proposed, seconded and **AGREED** by 4 votes to 0, with Cllr Flint abstaining, That the Council should seek a second opinion on the contract held with Healthmatic and whether it restricts the Council from seeking additional quotations to install the facilities in the former gents' toilets from NALC legal officers. And that this be obtained before the above recommendation, if agreed by Council, is actioned.

Proposed, seconded and **AGREED** to seek the cost to the Council should Station Road toilets be made Free of Charge at the point of use.

PTWG16/41 RECEIVE REPORT FROM CLLR SHOPLAND ON THE PIER COPSE AND SIX WAYS TOILETS; TO DISCUSS THE DETAILS OF THE REPORT AND MAKE RECOMMENDATION TO COUNCIL ON FUTURE PROVISION AND FUNDING REQUIREMENTS.

A copy of the report from Cllr Shopland had been circulated with the agenda. The Committee Chairman explained this was a summary of the terms under which North Somerset Council would deal with the toilets the underlying theme being that it should be at NO COST to NSC.

Quotations to build one or two new toilets on the site of the existing ladies toilets had been circulated with the agenda. Members noted that the current provision did not include a disabled facility and that access to any new facility would need to be considered. The Town Clerk explained any facility needed to meet the regulations in place at the point of build and the current access does not meet current regulations.

Members discussed the current provision and what would be required in the future. 3 options were discussed.

- 1) Remodel the current ladies toilet building – this would need structural engineer to ascertain the soundness of the building and roof following concerns raised in NSC report in 2011. And remodelling of the access from Copse Road for the disabled access.
- 2) Demolish the current ladies building and build a new purpose built facility with remodelled access.- quotations for the building circulated with the agenda.
- 3) Demolish the current ladies building and build a new facility at Alexandra Road level with access off the pavement – this would require excavation into Pier Copse but would mean that the disabled access would be straight from the street. The former site could be landscaped.

Members discussed the former gents toilet which have been closed by NSC due to health & safety reasons. There had formally been 2 cubicles and an urinal. Members felt they would like to keep the provision at the same level as current but realise that this may not be financially viable.

Proposed, seconded and **AGREED** by 4 votes for 0, with Cllr Flint abstaining, that the Council should provide at Pier Copse, subject to the agreement of NSC and the ability to fund the requirements, 2 Gents toilets, 2 ladies toilets, 1 urinal, and 1 disabled as a minimum with a provision for a further 2 toilets.

As the area required would be beyond the current footprint and would require planning permission

Proposed, seconded and **AGREED** by 4 votes for 0, with Cllr Flint abstaining, that Council give designated authority to the Committee Chairman and the Town Clerk to investigate and negotiate the terms of a possible lease, with NSC, in respect of the land for the toilets, the terms to be presented to Council for agreement before a lease is drawn up.

Proposed, Seconded and **AGREED** by 4 votes for 0, with Cllr Flint abstaining, that the Committee Chairman and the Town Clerk investigate the cost to employ 1) an architect to draw up plans for the above, and 2) a structural engineer to investigate the viability of the current building also the feasibility and costings to excavate land for an alternative new build at road level.

Members discussed the current toilets and what would be happening once the Pier stop cleaning and maintaining them when their toilets are built, possibly March/April 2016. Members were informed that the Pier currently has a licence to occupy from NSC. Members felt that the provision should continue until a resolution of the provision of new toilets.

Members were reminded that currently the Pier pays for the utility bills, rates, cleaning, and supplies and also undertakes the maintenance of the building. Should the Council decide to take on the current toilets these costs would have to come from the Councils reserves as there is no provision within the 2016/2017 budget.

Proposed, seconded and AGREED by 4 votes for 0, with Cllr Flint abstaining, that the Council gives designated authority to the Committee Chairman and the Town Clerk to investigate suitable terms with NSC to keep the toilets at Pier Copse open beyond the current licence held with the Pier; these to be presented to Council for agreement.

Members noted the comments in the report concerning Sixways toilets. Members discussed the financial viability of reopening these toilets for the remainder of the lease, 20 years, as all the internal fixtures and fittings had been removed also the cost for a 3rd party to undertake the cleaning and maintenance of the toilets.

Proposal, seconded that the Council investigate with NSC a service level agreement to manage these toilets and obtain costs to remodel the building to install new facilities and to meet current regulations was defeated by 3 votes to 2

Meeting closed at 8.50 pm

Chairman Date