



# Ryedale District Council

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**REPORT TO:** Community Services & Licensing Committee

**DATE:** 29th November 2007

**REPORTING OFFICER:** David Summers  
Property Manager

**SUBJECT:** WENTWORTH STREET PUBLIC  
CONVENIENCES, MALTON

**WARDS AFFECTED:** Malton

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## **1.0 PURPOSE OF REPORT**

**1.1** This report re-examines the project within this years Capital Programme, to provide disabled facilities at the Wentworth Street Public Conveniences.

## **2.0 RECOMMENDATIONS**

**2.1** That a disabled facility be provided within the existing building envelope at basement level.

## **3.0 REASONS SUPPORTING DECISION**

**3.1** To provide the most cost effective means of ensuring a DDA compliant facility.

## **4.0 BACKGROUND**

**4.1** These small-scale public toilets, situated adjacent to the public car park at the top of a flight of stairs, were closed some time ago and reopened earlier this year. They provide three cubicles in the ladies, one cubicle and urinal in the gents and cold-water hand washing in each. There are currently no dedicated disabled facilities.

## **5.0 POLICY CONTEXT**

**5.1** This report impacts on the Asset Management Plan.

## **6.0 Report**

**6.1** A provision was included in the Capital Programme to provide a disabled cubicle. This was originally intended to be provided by way of an extension on the front elevation. Following further feasibility

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work, it is considered that it would be more cost effective to provide the disabled cubicle in the basement, at car park level.

- 6.2 Members will recall that land was promised to the RVA to enable a new building to be constructed, adjacent to Community House. It had been suggested that new public conveniences could be incorporated into the new build. The latest information on this proposal is that it is still planned, but it is at an early stage and no funding streams have been identified.
- 6.3 If the decision is reached to install the cubicle within the basement, then Members may wish to consider refurbishing the existing ladies and gents toilets. Following the prolonged closure, these were cleaned and opened to the public. In view of the restricted floor area it may be possible to consider reconfiguring as a unisex toilet.
- 6.4 It will be necessary to appoint an architect to deliver this scheme.

## **7.0 OPTIONS**

- 7.1 There are several options: -
- 7.2 Option A - continue with the original proposal. This would appear to be less attractive, when the basement option provides better value for money.
- 7.3 Option B - provide the disabled cubicle at basement level. This could also incorporate a baby change facility, although this would have implications for the "RADAR" key.
- 7.4 Option C - do not provide a disabled facility at present and await a new facility to be provided in the Community House new build. At that point, close these toilets.

## **8.0 RESULT OF OPTION APPRAISAL**

- 8.1 Option A - This would comply with legislation but would be more expensive than Option B.
- 8.2 Option B - This is the more cost effective completed within a reasonable timescale.
- 8.3 Option C - This would provide the more effective solution but could be at least two years away. There could be economies of scale with the new build.

## **9.0 FINANCIAL IMPLICATIONS**

- 9.1 There is £30,000 included within the Councils Capital Programme for this project. This was included to cover the original proposal to provide an extension at the front.

It is estimated that the basement option for the disabled cubicle will cost approximately £20,000. Members may wish to consider employing the remaining £10,000 to refurbish the ladies/gents at street level.

## **10.0 LEGAL IMPLICATIONS**

- 10.1 The basement space has been used on a grace and favour basis by the Scouts and RVA .

**10.2** The planned disabled cubicle will use only part of the available floor area.

**11.0 RISK ASSESSMENT**

**11.1** Any construction project carries inherent risks and costs outlined above are provided in advance of a detailed design being prepared.

**Background Papers:** None

**OFFICER CONTACT:** Please contact David Summers, Property Manager if you require any further information on the contents of this report. The officer can be contacted at Ryedale District Council, 01653 600666, Ext 461 and e-mail david.summers@ryedale.gov.uk