



Ryedale District Council

REPORT TO: POLICY & RESOURCES COMMITTEE
DATE: 4 October 2007
REPORTING OFFICER: Director of Operations
SUBJECT: PUBLIC CONVENIENCES AT STAXTON BROW
WARDS AFFECTED ALL

1.0 PURPOSE OF REPORT

- 1.1 To up date Members with regard the reopening of the Staxton Brow Public Conveniences.

2.0 RECOMMENDATIONS

- a. That Officers continue with the reopening of the toilets with additional repair works being undertaken. That Members note that the cost to refurbish facilities is estimated at £14,000.

3.0 BACKGROUND/INTRODUCTION

- 3.1 Members considered the reopening of the toilets at the June meeting of this committee and resolved:

That the Commercial Services Manager, in consultation with the Chairman of the Committee, be authorised to determine the terms and conditions relating to the opening hours and the trading season. In addition it was agreed that the contractor be approached with regard to cleaning the facility outside the trading season i.e. 52 weeks per year.

4.0 POLICY CONTEXT

- 4.1 Corporate Aim 4 – To have a clean and sustainable built and natural environment.

5.0 REPORT

- 5.1 Following this committees June decision to reopen the toilet facilities Members agreed the general refurbishment and maintenance repairs be undertaken and a figure of £3,000 was reported and approved.

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- 5.2 However, following extensive vandalism at the beginning of July major internal and external repairs are now required. The repair work includes replacement of solar panels, roofing, pipework, fittings and doors.
- 5.3 Estimates have been sought for the repairs and replacement work and it is now estimated that a sum of £14,000 will be required to enable the toilets to reopen.
- 5.4 Following consultations with the Chairman of this committee and the Leader of the Council it was decided to bring this report back to committee to enable the additional expenditure to be approved.

6.0 OPTIONS

A. Leave the facilities closed:

- The Asset Management Group should consider sale of the public conveniences and/or of the whole site or an alternative use of the building be actively encouraged.
- If these options are not practicable consideration should be given to the building being demolished.

B. Continue with the reopening

- Increased cost to make good the recent vandalism
- Continue to implement this committees June decision.
- Improved services to the public.

7.0 FINANCIAL IMPLICATIONS

- 7.1 The increased costs of reopening can be met out of growth and virement within the existing budgets for Public Conveniences.

8.0 RISK ASSESSMENT

Risk is associated with several factors

- Reputational risk associated with provision of poor or limited services.
- The risk that following the refurbishment further damage may occur at this facility.

9.0 CONCLUSION

- 9.1 In order for Officers to implement this committees June decision to reopen the facilities additional expenditure will be required which can be found from existing budgets. Officers recommend option B to continue with the reopening.

Background Papers:

OFFICER CONTACT: Please contact John Davison, Director of Operations if you require any further information on the contents of this report. The Officer can be contacted at Ryedale House, 01653 600666 ext 220 or email john.davison@ryedale.gov.uk