



PART A: MATTERS DEALT WITH UNDER DELEGATED POWERS

REPORT TO: COMMUNITY SERVICES COMMITTEE

DATE: 26 NOVEMBER 2009

**REPORT OF THE: HEAD OF ENVIRONMENT
PHIL LONG**

**TITLE OF REPORT: PROPOSED REFURBISHMENT OF MALTON MARKET
PLACE PUBLIC CONVENIENCES**

WARDS AFFECTED: MALTON

EXECUTIVE SUMMARY

1.0 PURPOSE OF REPORT

1.1 The purpose of the report is to accept a tender for the refurbishment works at the Public Toilets in Malton Market Place.

2.0 RECOMMENDATION

2.1 It is recommended that that the Facilities and Emergency Planning Manager, in consultation with the Chairman, be authorised to accept a tender for the refurbishment works to the public toilets at Malton Market Place, subject to the tender being within budget. Tenders are due to be returned during December 2009

3.0 REASON FOR RECOMMENDATION

3.1 Refurbishment of Public Conveniences has been agreed as part of the three year rolling capital programme designed to improve Public Convenience infrastructure provision.

4.0 SIGNIFICANT RISKS

4.1 All construction projects carry potential risks (see Risk Matrix attached at Annex A) however having robust plans in place mitigates these. In this case the Construction Design Management regulations will apply.

REPORT

5.0 BACKGROUND AND INTRODUCTION

5.1 In accordance with the Councils Constitution the tender has been submitted for

Committee approval, funding for refurbishment is available in the Council's Capital programme during the year 2009/10

- 5.2 The Malton Market Place Conveniences are leased from the Malton Fitzwilliam Estate and landlord's consent is required for this scheme. The lease ends in 2051.

6.0 POLICY CONTEXT

- 6.1 Councils Corporate Plan- Aim 5: To transform Ryedale District Council
- 6.2 Councils Community Plan: Equality of access
- 6.3 Service Unit Delivery Plan: Delivery of schemes contained in the Council's Capital Programme

7.0 CONSULTATION

- 7.1 Consultation on the works has taken place with Fitzwilliam estate and consent has been given for the scheme.

8.0 REPORT DETAILS

- 8.1 Tenders have been sought for refurbishment works to Malton Market Place Public Conveniences. These include for the updating of fixtures and fittings and certain external works to male, female, disabled and baby change facilities.
- 8.2 The works were advertised during October 2009 and it is anticipated that tenders will be returned during December.
- 8.3 Subject to contractual matters being resolved, it is intended to commence on site in January 2010. The anticipated construction period is ten weeks. The intention is to keep the disabled facility open as long as possible during the course of the works, however it will need to close for two or three weeks.
- 8.4 While the male and female toilets are unavailable, to minimise disruption a map will be displayed on the site providing directions to the alternative, recently refurbished, toilets at Wentworth Street. The distance is approximately 250 metres.

9.0 IMPLICATIONS

- 9.1 The following implications have been identified:
- a) **Financial:** There is provision in the Councils Capital Programme for these works.
 - b) **Legal:** Landlord's consent has been obtained. The current form of the JCT Minor Works contract will be used for these works.
 - c) **Others:** No other significant risks are apparent

10.0 NEXT STEPS

- 10.1 Once approval to proceed has been received the successful tenderer will be notified.

Following contractor mobilisation, it is anticipated works will be completed towards the end of March 2010.

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