

# FAREHAM

## BOROUGH COUNCIL

### **Report to Streetscene Policy Development and Review Panel**

**Date**                    **22 October 2015**

**Report of:**            **Director of Environmental Services**

**Subject:**              **PUBLIC TOILET 5 YEAR MAINTENANCE AND IMPROVEMENT  
PROGRAMME**

#### **SUMMARY**

The purpose of this report is to advise members of the proposed five year maintenance and improvement programme for the fifteen public toilets across Fareham.

#### **RECOMMENDATION**

That the panel notes the content of this report

## **INTRODUCTION**

1. The purpose of this report is to advise members of the maintenance and improvement programme proposed over the next five years.

## **BACKGROUND**

2. Fareham Borough Council provides, maintains and cleans fifteen sets of public conveniences, which are strategically located around the borough
3. All toilets are open seven days a week, except for Christmas Day. Opening and closing times vary depending on the season. Between 1 April – 31 Oct, they are open between 7.00am and 8.00pm and between 1 Nov – 30 Mar, the hours are reduced to between 8.00am and 4.30pm. One or two of the more frequented toilets are kept opened slightly later.
4. The cleansing of the public conveniences is currently undertaken by OCS (Fountains) who have been doing so since April 2011.
5. The frequency of clean varies but generally the toilets are visited two to three times per day. Monitoring of the cleaning undertaken is carried out on a weekly basis. All cleaning operators also submit reports as and when they experience any problems such as vandalism.
6. It is important that the standards of cleanliness is maintained because it does have an impact on how customers perceive the facilities and generally reduces vandalism and customer complaints. Generally complaints are very infrequent.

## **MEMBER - OFFICER WORKING PARTY**

7. At the Streetscene Panel meeting on 8 January 2015, where the work programme was discussed, Members were asked to note two of the proposed reports would also require the addition of a Member and Officer Working Group, and were asked for volunteers for each of the working groups. Cllr Mrs Bayford and Cllr Whittingham volunteered to be involved in the toilet refurbishment group.
8. Both Councillors were invited to take a tour around the borough on 12 August 2015 to view a variety of facilities. The purpose of the visit was to see the two different standards of facility and to see what improvements could be made to them. The sites visited included:
  - (a) Barry's Meadow
  - (b) Lockswood Centre
  - (c) Cliff Road
  - (d) Salterns
  - (e) Portchester Precinct
  - (f)
9. Cllr Mrs Bayford was able to attend and was interested in the various aspects that were shown. The cleanliness of the toilets was very good and overall the facilities were generally in an acceptable order.

## **MAINTENANCE AND IMPROVEMENT**

10. At the Executive on 9 October 2006, an extensive refurbishment programme was approved and implemented at a capital cost in excess of £400,000 during the financial years 2007/08 and 2008/09.
11. This resulted in the public conveniences being split into two categories, namely; 'Ideal Standard' and 'Fit for Purpose'.
12. The 'Ideal Standard' ensured that all toilets meet the current Disability Discrimination Act (DDA) standards and had received a total refurbishment, including doors, flooring, fixtures and fittings. The toilets were also made as vandal proof as possible. This also kept the maintenance to a minimum.
13. The Fit for Purpose toilets only received very basic improvements but also ensured that the associated disabled toilets were brought up DDA requirements.
14. The toilets that meet each standard are listed below.

<b>Ideal Standard</b>	<b>Fit for Purpose</b>
Holly Hill	Portchester Shops
Stubbington Green	Meon Shore
Monks Hill	Salterns, Hill Head
Portchester Castle	Passage Lane
Cliff Road	Lockswood
<i>Barry's Meadow ( to be rebuilt in 2016)</i>	Trinity Street
	Warsash Road
	Middle Road
	Fareham Cemetery

Since this major refurbishment, very little improvement work has been undertaken to these toilets.

## **FIVE YEAR PROGRAMME**

15. The detailed five year maintenance and improvement programme can be found in Appendix A. The improvement works needed generally focus on the toilet facilities that have been designated 'Fit for Purpose' rather than those that were classed as the "Ideal standard".
16. Those toilets that were refurbished to the 'Ideal Standard' are still in a very good condition and there is little evidence of vandalism. They are easier to maintain and clean and this certainly helps to keep the facilities looking nice and more inviting to use.
17. All improvements listed over £1000 have been summarised below.

### **Lockswood Centre**

- (a) Upgrade hand washing facilities to Wallgate units in ladies and gents (£2100)
- (b) Upgrade the window to the gents and upgrade the extractor fan (£1000)

### **Portchester Shops**

- (c) Replace flooring to a more non slip type in ladies and gents (£3700)
- (d) Replace Disabled and ladies to wooden door to match gents (£1400)

### **Salterns**

- (e) Replace all flooring to a more non slip type. (£1800)

### **Trinity Street**

- (f) Investigate the plumbing to the toilets in order to make more accessible for maintenance (£1500)
- (g) Replace all lighting in ladies and gents and upgrade to energy efficient ones (£1000)
- (h) Replace sky lights (£1400)
- (i) Upgrade hand washing facilities to Wallgate units in ladies and gents (£2100)

### **Meon Shore**

- (j) Replace the all flooring to a more non slip type. (£2000)
- (k) Replace uPVC doors ladies, gents (£1500)

### **Middle Road**

- (l) Upgrade hand washing facilities to Wallgate units in ladies and gents. (£2100)
- (m) Replace all flooring to a more non slip type. (£2000)

### **Passage Lane**

- (n) Replacement of all UPVC doors. (£2000)
- (o) Upgrade hand washing facilities to Wallgate units in ladies and gents (£1000)
- (p) Replace the all flooring to a more non slip type. (£2100)

### **Warsash Road**

- (q) Replace the all flooring to a more non slip type. (£1800)
- (r) Replace entrance doors to Ladies and Gents. (£1200)
- (s) Replace the windows and frame at the rear/side of site. (£1500)
- (t) Investigate placing down paving slabs at the side of the building. (£1000)
- (u) Upgrade hand washing facilities to Wallgate units in ladies and gents (£2100)

## Barry's Meadow

18. These toilets are located adjacent to the car park in Barry's Meadow, Titchfield. The land that they are situated on backs onto Nos 8-10 Southampton Hill.
19. As part of the redevelopment of 8-10 Southampton Hill, Officers were able to negotiate with the Southampton Hill Developments, a mutually beneficial deal which enabled the demolition of the old toilet block and the rebuilding of a new more modern block at no cost to the Council.
20. Over the years, there have been many issues at this site, which have resulted in certain activities being monitored by the police. The new design will not only greatly reduce, if not eliminate these activities but will also assist the cleaners in ensuring that the toilets are kept clean and well maintained at all times.
21. The design of the new toilet block was granted planning approval on 18 Sept 2015 (P/15/0750/FP). It is hoped that the works can commence during the early part of 2016. There maybe a few months of disruption for local residents but it is hoped that this can be kept to a minimum

## FUNDING

22. There is currently a revenue budget of £217,700 for this financial year. The breakdown can be found below:

<b>Expenditure</b>	<b>Budget 15/16</b>
Employment	26,100
Premises related	128,700
Transport	1,100
Supplies & Services	300
Internal recharges	16,900
Capital charges	44,400
Fees & Charges	-1,800
<b>Total</b>	<b>217,700</b>

23. The premises related costs can be further broken down into the following:

<b>Premises related</b>	<b>Budget 15/16</b>
Repair and maintenance of buildings	25,500
Electricity	3,600
Non domestic rates	12,200
Water and sewage	18,100
Cleaning	68,800
Insurance	500
<b>Total</b>	<b>128,700</b>

24. The actual budget that is available for repairs and maintenance is £25,500 per annum.

25. There is also a small capital fund of £18,500 that is available that was remaining following the building of Cliff Road.

26. The five year maintenance and improvement programme that has been drawn up can be fully funded by the current revenue budget, together with the remaining capital funding available, assuming that the costs remain at this level for the next five year financial years.

**Background Papers:**

Report to the Executive – 9 October 2006 – Review of Public conveniences

**Enquiries:**

For further information on this report please contact Sue Woodbridge. (Ext 4546)

## Five year maintenance and improvement programme

Sum of Cost	15/16	16/17	17/18	18/19	19/20	Grand Total
<b>Cliff Road</b>	<b>300</b>	<b>410</b>	<b>400</b>	<b>550</b>	<b>900</b>	<b>2560</b>
Clean the light tubes external and internal casing		60		100		160
Paint ceilings					400	400
Varnish wooden doors	300	350	400	450	500	2000
<b>Holly Hill</b>	<b>450</b>	<b>160</b>	<b>650</b>	<b>680</b>	<b>400</b>	<b>2340</b>
Clean the light tubes external and internal casing		60		80		140
Paint ceilings				400		400
Check that no tiles are loose or missing					50	50
Check UPVC windows are all working and seals are ok		100				100
Paint cubicle doors	300		400			700
Remove any rust replace chute fronts				200		200
Varnish wooden doors	150		250		350	750
<b>Lockwood Centre</b>	<b>2875</b>	<b>600</b>		<b>800</b>	<b>1000</b>	<b>5275</b>
Change all the flusher buttons to an easier usage type	75					75
Paint ceilings	350			300		650
Remove all un wanted signs outside the site	50					50
Replace front main entrance door		600				600
Upgrade the window to the gents and upgrade the extractor fan					1000	1000
Paint cubicle and entrance doors.	300			500		800
Upgrade hand wash wall gates in ladies and gents	2100					2100
<b>Meon Shore</b>	<b>1955</b>	<b>3980</b>	<b>1100</b>	<b>2713</b>	<b>1400</b>	<b>11148</b>
Re grouting where required					100	100
Refix fascia boards on the ladies side.	70					70
Remove old wall panel in ladies replace	50					50
Replace all windows and frames to white upvc with obscured plastic/glass		800				800
Replace ambulant bar in ladies	40					40
Replace the all flooring		2000				2000
Replace the taps for the sinks in ladies, gents and disabled	200					200
Replace toilet cistern in gents		80				80
Replace toilet seat in disabled to comply with DDA	60					60
Replace upgrade all signage on the outside of the building		150				150

Replace upvc ladies, gents				1500		1500
Replace wall grills in disabled	35					35
Paint ceilings			400		400	800
Paint cubicle doors		350		413		763
Remove artex replaster and repaint all ceilings	400					400
Paint wooden window frames	200					200
Paint outside of building	500					500
Paint outside of building		600	700	800	900	3000
Check flat roof and refelt if required	400					400
<b>Middle Road</b>	<b>1175</b>	<b>2150</b>	<b>2175</b>	<b>1584</b>		<b>7084</b>
Change all the flusher buttons to an easier usage type	75					75
Check all electrics to ensure inside and outside lights are separate.	150					150
Clear the fly tip and shrubbery at the side of disabled	100					100
Clear the shrubbery at the side of disabled			175			175
Paint ceilings				300		300
Re grouting in areas that need to be done gents	50					50
Re grouting in areas that need to be done ladies		50				50
Replace all flooring to a more non slip type.			2000			2000
Replace all upvc windows with white and plastic obscure glazing				900		900
Paint cubicle doors	300			384		684
Remove artex replaster and repaint all ceilings	500					500
Upgrade handwash wallgates in ladies and gents		2100				2100
<b>Monks Hill</b>	<b>610</b>	<b>350</b>	<b>625</b>	<b>900</b>	<b>1150</b>	<b>3635</b>
Check and cut back shrubbery at the rear of site	100			150		250
Clean the light tubes external and internal casing	60		100			160
Paint ceilings					450	450
Check all guttering is cleared of leaves and foliage	50		125			175
Varnish wooden doors	300	350	400	450	500	2000
Paint the barrier bars in front of building	100			300		400
Paint metal down pipes					200	200
<b>Passage Lane</b>	<b>1110</b>	<b>50</b>	<b>5100</b>	<b>750</b>	<b>500</b>	<b>7510</b>
Check the wall tiles are not damaged		50				50
Footpath at the front and side un even in part look at tarmacking	200					200
Look at replacing all pvc doors			1000			1000
Paint ceilings				300		300
Replace Radar lock on disabled	75					75
Replace the all flooring			2000			2000
Replace the flusher buttons to easier usage ones.	75					75



The emergency light outside disabled change to a more visible one.	60					60
Paint cubicle doors	300			450	500	1250
Remove artex replaster and repaint all ceilings	400					400
Upgrade hand wash wall gates in ladies and gents			2100			2100
<b>Portchester Castle</b>	<b>250</b>	<b>1450</b>	<b>1643</b>	<b>690</b>	<b>1550</b>	<b>5583</b>
Change toilet seat to comply with DDA	50					50
Check are any damaged			100			100
Check no glass is cracked or damaged			100			100
Check roof for any loose or broken tiles				40		40
Check the outer casing is not damaged of the lights.		100				100
Check they are not damaged and clear vents			75			75
Cut back at side and rear access				200		200
Metal Paint black					50	50
Paint black hammerite over ladies and gents entrance doors				300		300
Paint ceilings		300	350			650
Paint metal guttering		150			300	450
Check all guttering is cleared of leaves and foliage	50	100	125	150	200	625
Replace taps in Disabled toilet			100			100
Paint cubicle doors		500	543		600	1643
Paint walls and ceiling in Disabled		300				300
Varnish wooden doors	150		250		400	800
<b>Portchester Shops</b>	<b>4250</b>	<b>975</b>	<b>1400</b>	<b>554</b>		<b>7179</b>
Replace all flushing handles		75				75
Replace Disabled and ladies to wooden door to match gents			1400			1400
Replace flooring in ladies and gents	3700					3700
Replace the toilet seat in disabled to comply with DDA	50					50
Paint cubicle doors		400		554		954
Remove artex replaster and repaint all ceilings		500				500
Paint metal gates covering the ladies and gents	50					50
Paint outside of building - rendering and anti-climb paint.	300					300
Varnish wooden doors	150					150
<b>Salterns</b>	<b>2640</b>	<b>600</b>	<b>652</b>	<b>500</b>	<b>730</b>	<b>5122</b>
Box in all pipe work		100				100
Check the clear plastic corrugated roof covering replace if required				500		500
Paint ceilings			250		250	500
Remove and clean all light tubes refix	100					100
Replace all flooring to a more non slip type.	1800					1800
Replace all hand basins sink		250				250

Replace cisterns		100				100
Paint cubicle doors	340		402		480	1222
Remove artex replaster and repaint all ceilings	400					400
Re do the outside of the building rendering pebbledash		150				150
<b>Stubbington</b>	<b>1175</b>	<b>100</b>	<b>1155</b>	<b>800</b>	<b>1130</b>	<b>4360</b>
Jet wash roofing to remove bird mess					150	150
Replace small shelf in disabled	25					25
Check all guttering is cleared of leaves and foliage	50	100	125	150	200	625
Clean metal extractor grill internal/external	50		100			150
Replace taps in Disabled toilet				150		150
Jet wash to remove bird mess from paving					150	150
Paint ceilings	350			500		850
Paint cubicle doors & Service doors	450		530		630	1610
Varnish wooden doors	250		400			650
<b>Trinity Street</b>	<b>735</b>	<b>4550</b>	<b>2200</b>	<b>360</b>		<b>7845</b>
Look at all the plumbing to the toilets so it is more easy accessible for maintenance		1500				1500
Re grout ladies and gents		50				50
Remove all wooden panels from the ceiling in ladies and gents. Re plaster and paint white	600					600
Replace all lighting in ladies and gents upgrade to energy efficient ones		1000				1000
Replace sky lights		1400				1400
Paint ceilings		300				300
Varnish wooden doors	100		100			200
Upgrade hand wash wall gates in ladies and gents			2100			2100
Paint cubicle doors & service door		300		360		660
Check flat roof and sky lights and arrange for re-felting if required	35					35
<b>Warsash Rd</b>	<b>760</b>	<b>2150</b>	<b>550</b>	<b>3150</b>	<b>4000</b>	<b>10610</b>
Put down paving slabs at the side of the site adjacent Gent side					1000	1000
Paint the two metal ones and check they are not damaged		50				50
Re grouting where required				100		100
Replace entrance doors to Ladies and Gents				1200		1200
Replace missing tiles	60					60
Replace the all flooring		1800				1800
Replace the flusher buttons to an easier usage one.	100					100
Replace the windows and frame at the rear/side of site				1500		1500
Paint ceilings	250	300	350		400	1300
Paint cubicle doors	350			350	500	1200
Upgrade hand wash wall gates in ladies and gents					2100	2100
Service doors			200			200

<b>Repairs / Maintenance</b>	<b>12035</b>	<b>12740</b>	<b>12785</b>	<b>12850</b>	<b>12915</b>	<b>63325</b>
Plumbing	4000	4000	4000	4000	4000	20000
Electrical issues	1340	2000	2000	2000	2000	9340
Guttering lock roof	400	430	460	500	545	2335
Flooring	155	170	185	210	230	950
Service all Wallgate units	4800	4800	4800	4800	4800	24000
Doors and fixture/fittings	1340	1340	1340	1340	1340	6700
<b>Fareham Cemetery</b>	<b>700</b>			<b>350</b>		<b>1050</b>
Paint inside disabled and unisex unit	200					200
Varnish wooden doors	100			350		450
Investigate internal crack	400					400
<b>Grand Total</b>	<b>31020</b>	<b>30265</b>	<b>30435</b>	<b>27231</b>	<b>25675</b>	<b>144626</b>