

FAREHAM

BOROUGH COUNCIL

Report to the Executive for Decision 3 November 2014

Portfolio:	Streetscene & Policy and Resources
Subject:	Sale of Barry's Meadow Public Toilets, Titchfield.
Report of:	Director of Environmental Services & Director of Finance and Resources
Strategy/Policy:	Asset Management
Corporate Objective:	A dynamic, prudent and progressive Council

Purpose:

To obtain the Executive's approval to the terms set out in the briefing paper for the sale of the Barry's Meadow public toilets at Titchfield.

Executive summary:

Southampton Hill Developments Ltd, the developer of the residential site at 8-10 Southampton Hill, Titchfield approached the Council asking if part of the site of the Barry's Meadow public toilets could be purchased. It is the intention of the developer to demolish the toilets with garages and ancillary storage being constructed on part of the cleared site and construct new public toilets to the Council's specification on the retained adjoining Council owned site.

Recommendation/Recommended Option:

That the terms for the sale of the Council's public toilets at Barry's Meadow, Titchfield as set out in the Executive briefing paper be approved.

Reason:

That the Executive approves the sale of the Barry's Meadow public toilets.

Cost of proposals:

The Council will receive new public toilets in consideration of the sale of part of the existing toilet site at Barry's Meadow for £1.

Appendices:

A: Site Plan

B: Street View of proposed toilets and garages

Background papers:

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Executive Briefing Paper

Date: 3 November 2014

Subject: Sale of Barry's Meadow Public Toilets, Titchfield

Briefing by: Director of Environmental Services / Director of Finance and Resources

Portfolio: Streetscene & Policy and Resources

INTRODUCTION

1. Southampton Hill Developments Ltd, the developer of the residential site at 8-10 Southampton Hill, Titchfield approached the Council asking if part of the site of the Barry's Meadow public toilets could be purchased for the construction of garages and ancillary storage. Terms have been agreed for the sale as set out in paragraph 10 of the briefing paper.

BACKGROUND

2. The current public conveniences are located on a small piece of land adjacent Barry's Meadow play area, open space, car park and doctors surgery. They are quite well used and include;
 - Ladies - with two cubicles, sink and baby change
 - Gents – with one cubicle, two urinals and sink,
 - Disabled – with one toilet and sink
3. The building is over thirty years old and has seen very little change in terms of refurbishment in that time. The facility provided is considered to be of a "Fit For Purpose" standard rather than an "Ideal" standard.
4. The facility opens between the hours of 8.30am and 5.00pm and is visited twice a day for routine cleansing operations.
5. There are four glass banks and one textile bank located against the wall of the toilet block which will be relocated.

JUSTIFICATION FOR SALE OF THE TOILETS

6. The proposal to demolish the existing public conveniences and rebuild a new facility provides an opportunity for the Council to improve the facility that is provided in Titchfield without the need to invest substantial capital funds. Appendix B shows a street view of the proposed toilets and garages.
7. The building is old and its condition is considered to be average. The current layout

of the toilets is out dated and attracts graffiti, vandalism and over the last 6-9 months the site has been monitored by the Police and PCSO's due to undesirable activities taking place.

8. The design of a new toilet building reflecting its location in a conservation area would be similar to that built at Cliff Road, Hill Head, although smaller and would comprise three individual units (Ladies, Gents and Disabled) accessed by a single door to each one. There would also be a service area to the rear. This design has proved to be very effective in reducing graffiti and vandalism and has made the cleaning operation much more efficient.
9. There will unfortunately be a period of time when the toilets will not be available to the public as the existing toilets will be demolished and the new toilets constructed. Officers will work with the purchasers to minimise the disruption to the public.

SALE TERMS

10. The terms agreed for the sale of the Barry's Meadow toilets to Southampton Hill Developments Ltd are as follows;
 - a) The Council to dispose of part of the site of the existing Barry's Meadows public toilets shown for identification purposes only on the site plan attached as Appendix A for £1.
 - b) The purchaser to demolish the existing toilets and build replacement public toilets to the Council's specification which reflects that they will be located within a conservation area on the Council's adjacent retained site, also shown for identification purposes only on Appendix A.
 - c) The sale will be subject to a covenant that the land to be purchased can only be used for garages and ancillary storage.
 - d) The purchaser to obtain all necessary consents i.e. planning and building regulation for the new toilets. The sale will therefore be subject to planning.
 - e) The purchaser to pay the Council's reasonable legal costs which will be capped at £1,500.
 - f) The sale to include such other terms and conditions as are considered necessary by the Southampton & Fareham Legal Partnership to protect the interests of the Council.

FINANCIAL IMPLICATIONS

11. The proposed sale of the existing Barry's Meadow public toilets in return for the delivery of new toilets will avoid the Council having to invest substantial capital funds for the provision of this facility. The new toilets will also achieve savings to the Council due to reduced repair and maintenance costs.

CONCLUSION

12. Southampton Hill Developments Ltd the developer of the residential site at 8-10 Southampton Hill, Titchfield approached the Council asking if part of the site of the Barry's Meadow public toilets could be purchased. The justification for the sale and the terms which have been agreed are set out in the briefing paper.