

**REPORT OF ENVIRONMENTAL SERVICES AND LICENSING, LEISURE SERVICES
AND PLANNING AND TRANSPORTATION COMMITTEES**

(Meeting held on 5 April 2000.

**1. PROVISION OF SHOWERS ON THE TOWN QUAY - FINANCIAL
ARRANGEMENTS (REPORT A) (MINUTE NO.7)**

The Committees considered the most appropriate course of action for providing new public conveniences on The Quay at Lymington. They were advised that, following lengthy negotiations, the Harbour Commissioners had declined to fund the provision of showers within the proposed public conveniences building on Lymington Quay. Following the Harbour Commissioners' decision, the officers had prepared a revised scheme, reducing the size of the area dedicated to the showers, and consequently reducing the cost from £75,000 to £51,500. It was emphasised that this would be a very tightly constrained scheme, with the minimum space allowed for each shower unit. The number of showers which had been included had been suggested by the Harbour Commissioners, to meet the expected demand in peak season. Members were advised that a representative of the Harbour Commissioners had indicated, in principle, that the Commissioners may be prepared to meet £25,000 of the cost of the revised scheme, leaving this Council to find an additional £26,500, if this option was approved.

A number of members questioned the basis for calculating the cost of providing the showers, but were advised that the Officers had established the figure of £2,000 per square metre through extensive research, using consultants. This figure had also been the basis for costing the new conveniences at Beaulieu, which had been commissioned through the private sector. The costing calculation includes budget figures and contingencies. It was possible that the tender prices could be lower, but the budget allocations must be calculated on a sound basis.

There was also concern about the principle of whether council taxpayers should fund the provision of showers, which were purely for visitors. Other members felt however that it was now common practice for showers for the use of yachtspeople to be provided in harbours, and that their provision should continue to be explored.

Members considered, but rejected, a proposition that a smaller building, providing only the public conveniences, should be constructed at this stage, but that land should be left available for a third party to provide showers, at a later date, if they wished.

Having debated the issues it was agreed that the present proposals for a building for public conveniences and showers on Lymington Quay should be rejected, and that local architects should be invited to submit proposals for a new, discreet, unobtrusive building on The Quay to house both public conveniences and showers for the use of yachtspeople, with the total cost of the building not to exceed £150,000.

Proposals for the repair of Lymington Quay have been drawn up with the assistance of specialist consultants and a number of options have been explored and analysed against the required economic, environmental and design criteria. Only one scheme, comprising partial rebuilding of the wall, and partial support through the use of king piling, meets all of these criteria. The Harbour Commissioners have however objected on the basis that, for aesthetic reasons and for there to be no loss of water, the entire wall should be rebuilt. Such a scheme does not meet the cost criteria required by MAFF. All consultees must agree a scheme before it will be entertained by MAFF. A scheme would have to be submitted to MAFF within the next few weeks in order to secure funding for the work to start, as programmed, in the Autumn. Consultations will continue with the Harbour Commissioners to seek agreement, but it is possible that the scheme may not be able to start this autumn.

**Councillor Miss P A Drake
CHAIRMAN**

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