ENVIRONMENT OVERVIEW AND SCRUTINY PANEL - 12 JUNE 2014

REVIEW OF PUBLIC CONVENIENCES

1. INTRODUCTION

i. The Council owns and is responsible for 26 public conveniences located throughout the District. Identified below is an inventory of the 26 public conveniences.

ii. The Public Conveniences

<table>
<thead>
<tr>
<th>1 Barton Beach</th>
<th>14 Hurst Road</th>
</tr>
</thead>
<tbody>
<tr>
<td>2 Barton Court Avenue</td>
<td>15 Hythe</td>
</tr>
<tr>
<td>3 Bath Road</td>
<td>16 Keyhaven</td>
</tr>
<tr>
<td>4 Beaulieu</td>
<td>17 Library Road</td>
</tr>
<tr>
<td>5 Bransgore</td>
<td>18 Lyndhurst</td>
</tr>
<tr>
<td>6 Brockenhurst CP</td>
<td>19 New Street</td>
</tr>
<tr>
<td>7 Burley</td>
<td>20 Old Milton Road</td>
</tr>
<tr>
<td>8 Calshot</td>
<td>21 Powlett Road</td>
</tr>
<tr>
<td>9 Calshot spit</td>
<td>22 Ringwood</td>
</tr>
<tr>
<td>10 Camden Hurst</td>
<td>23 Sea Road</td>
</tr>
<tr>
<td>11 Eling Rec.</td>
<td>24 Spencer Road</td>
</tr>
<tr>
<td>12 Eling Cemetery</td>
<td>25 The Quay</td>
</tr>
<tr>
<td>13 Fordingbridge</td>
<td>26 Winsor Road</td>
</tr>
</tbody>
</table>

2. REPLACEMENT PROGRAMME

i. Since 2006 the capital programme for the refurbishment/replacement of public conveniences has seen the major refurbishment or replacement of the following public conveniences:

- Waitrose Car Park, Lymington (Powlett Road) – Replaced 2007
- Library Road, Totton – Replaced 2008
- Barton Beach – Replaced 2009
- Fordingbridge – Refurbished 2009
- Keyhaven – Refurbished 2010
- Ringwood – Rebuilt 2012
- Lyndhurst – Refurbished 2013
- Burley – Refurbished 2014

ii. Currently there is funding in 2014/15 expenditure plans of £200,000 for one facility to be refurbished. There are two areas of the district, Hythe and in New Milton, where if a new community facility was to be constructed it would be sensible to incorporate new public toilets.

iii. Therefore the two areas identified above will go forward for the working group to consider within a three year plan.
3. FEEDBACK FROM SITE VISITS AND REPORTS

i. Officers from Environment Services identified from inspections and building surveys the following buildings for consideration for significant maintenance works and modernisation/replacement:

- Winsor Road, Totton.
- Eling Recreation Ground, Totton.
- Hythe, Prospect Place.
- Bath Road, Lymington.
- Barton Court Avenue, Barton-on-Sea.
- Old Milton Road, New Milton
- Spencer Road, New Milton

4. CREATION OF A WORKING PARTY

i. To ensure that the review panel are fully engaged in this process a task and finish group was created and chaired by Councillor Beck, with Councillors Sevier, McLean and Southgate.

ii. The working party visited all facilities prioritised by officers and have reported their findings below.

iii. In addition the working party also visited Winsor Road as this facility has suffered from serious anti-social behaviour. It is in this year’s current expenditure plan requiring an estimated £45,000 of remedial works along with Eling Recreation Ground which has also suffered significant damage in the past.

iv. **Winsor Road, Totton** - This building, constructed in the mid 70’s, has very low usage by the public. It requires in excess of £40,000 spent to bring it up to a reasonable standard. The building has for very many years suffered from anti-social behaviour of the worst kind and in spite of visits from Council Officers and the police the problem persists. The major works required are replacement roof, hand wash units, facia boards, rewiring, replacement lighting and new sanitary ware. The external doors require replacing and the tiling has a limited lifespan. Due to the extreme anti-social behaviour, low public use and the estimated costs of repairs it is recommended that this building be closed and demolished as soon as possible.

v. **Eling Recreation Ground, Totton** - This building is approximately 40/50 years old and is semi-detached to a sports changing room in the ownership of Totton Town Council. The building is only open and used during the summer months. Due to its location it has suffered significant regular vandalism over the years and is maintained to a very minimal standard of facility. The greatest usage is only when Totton Town Council have special events or sports matches on the recreation ground. It is therefore recommended that discussions take place with Totton Town Council with a view to hand the building over to them.

vi. **Hythe, Prospect Place** - This building was constructed in the early nineties. It is extremely well used as it is located adjacent to the taxi rank, major bus route, at the head of the Hythe Ferry terminal and close to the village shopping centre. It is locked each evening circa 21.00 hrs to prevent vandalism. The fabric of the building is in reasonable condition. Enhancements to the lighting and ventilation are required which can be implemented within existing Planned Maintenance budgets.
vii. **Bath Road Car Park, Lymington** - This building is over 50 years old and is in need of complete refurbishment including floors, tiling, sanitary ware, lighting and electrical rewiring. It is used all year round and has very high usage during the summer months. The main structure of the building is sound and it would suit a modular conversion. It is recommended that it be placed within a three year programme for modernisation.

viii. **Barton Court Avenue, Barton-on-Sea** - This building is of similar age to Bath Road. However the site is more exposed to the elements and has suffered significantly during the winter storms. The roof requires replacing as a matter of urgency and there is some concern over the possible corrosion of the wall ties between the outer and inner walls causing movement of the brickwork. The windows, floors and doors require replacement as well as all of the internal electrics and plumbing sanitary ware. The female toilets are dark and pose a potential safety risk. The building requires significant sums of money to rectify the problems and is well used all year round by day visitors, locals and trade drivers. It is recommended that it is placed with a high priority into the three year refurbishment programme.

ix. **Old Milton Road Recreation Ground, New Milton** - This building is at least 50 years old. The interior is dark, the atmosphere is unpleasant and all of the electrics, plumbing and sanitary ware require replacement. The external ground concrete steps are not suitable for easy or disabled access and the area needs redesigning to suit a more modern facility.

x. **Spencer Road Car Park, New Milton** - This building was constructed circa 1980 and is close to thirty five years old. It has less usage than Old Milton Road. Currently the lighting and tiling are the main areas requiring attention. However the disabled toilet does not meet the latest DDA requirements. The windows are of poor quality and do not permit much natural light into the building. It is recommended that consideration is given to replacing this building and the building on the recreation ground with one modular facility. There would be a number of stake holders with an interest and opinion as to the exact siting of the new facility and it is therefore recommended that a full consultation takes place during 2014 with those stake holders. Following the consultation it would be recommended that this replacement building be constructed within the refurbishment programme during 2015/16.

5. **FINANCIAL IMPLICATIONS**

i. That the sum of £10,000 be allocated from the planned maintenance budget for 2014 be set aside to demolish and landscape the site at Winsor Road.

ii. The works to Hythe Public Convenience are met from 2014/15 planned maintenance budget.

iii. The existing budget of £200,000 for 2014/15 be allocated to the refurbishment of Barton Court Avenue Public Convenience with a modular design.

iv. Subject to a consultation exercise with stakeholders the sum of £300,000 be identified within the 2015/16 expenditure plans for a replacement modular toilet in New Milton.

v. The sum of £200,000 be identified within the 2016/17 for the refurbishment to a modular design for the Bath Road Lymington Public Convenience.
6. ENVIRONMENTAL IMPLICATIONS

i. The current poor condition of four of the facilities in this report do not enhance the local environment and reflect poorly on the District Council.

7. CRIME AND DISORDER IMPLICATIONS

i. The current levels of anti-social behaviour at the Winsor Road, Totton site need to be addressed.

ii. The time dated building design of many of the buildings in this report could place users at risk or certainly to feel unsafe when using the premises.

8. EQUALITY AND DIVERSITY IMPLICATIONS

None

9. CONCLUSION

That following the visit from the Working group concern have been expressed regarding the condition of the toilets at Bath Road, Barton Court Avenue, Both New Milton Facilities and Winsor Road Totton. Members of the working group have in the recommendations in section 10 identified a priority order for the works to be completed, subject to the funding being made available in financial years 2015/16 and 2016/17.

10. RECOMMENDATIONS

i. It is recommended that Members debate the proposed refurbishment programme and recommend a course of action to the Portfolio Holder for Environment that;

ii. Winsor Road Public Convenience be closed and the site demolished returning the existing site to open space.

iii. Barton Court Avenue Public Convenience be refurbished in 2014/15 financial year.

iv. Subject to local agreement a replacement Public Convenience be built in New Milton to replace the existing two public conveniences at Spencer Road and Old Milton Road in the 2015/16 financial year following consultation with the Town Council.

v. The refurbishment of Bath Road Lymington Public Convenience to a modular building be programmed for 2016/17.

vi. Discussions take place with Totton Town Council to agree the transfer of the Public Convenience at Eling Rec.

vii. Minor refurbishments to improve the facility at Hythe are carried out during the current year funded from existing budgets.
FURTHER INFORMATION

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BACKGROUND PAPERS

Report to Environmental Review
Panel 29th September 2005