

TITLE:	Replacement Toilets at Allensford Country Park
TO/ON:	Executive/Full Council – 16th October 2006
BY:	Nick Wiggins, Acting Head of Leisure Services
PORTFOLIO:	Strong Communities
STATUS:	Report

STRATEGIC FACTOR CHECKLIST

The Council's Corporate Management Team has confirmed that the Strategic Factor Checklist has been applied to the development of this report, and there are no key issues, over and above those set out in the body of the report, that need to be brought to Members' attention.

1. SUBJECT MATTER AND PURPOSE OF REPORT

- 1.1 The existing public toilets at Allensford Country Park are in a very poor condition, requiring substantial refurbishment or replacement. An application for capital funding of £60,000 has been made to the Capital Programme, and is included within the three-year programme. This reports seeks approval from Executive for the proposed replacement of these toilets prior to release of the funding by the Asset Management Group.

2. BACKGROUND

- 2.1 Allensford Park consists of both a caravan park and a country park. Allensford Caravan Park is currently managed on the Council's behalf by Burtree Ltd. A new lease has been prepared for the caravan park with both sides agreeing terms. It is hoped that the legal work will be completed in the coming months, prior to the opening of the caravan park for the 2007 season. The new lease will require Burtree to provide and maintain toilets within the caravan park, but not public toilets for users of the country park.
- 2.2 The current public toilets are contained within the shop/bungalow facility that will form park of the tenancy agreement. It is also worth noting that the only waste water/sewage facilities at Allensford are contained within the caravan park and will become the responsibility of Burtree Ltd. It will not be possible to continue those facilities to process the waste water and sewage from the public toilets without assuming responsibility for the treatment facility, which is many years past it life expectancy and fails at frequent intervals. Alternatively we could pay Burtree Ltd for this service, but it is likely to be a substantial revenue cost. The best alternative is to provide a septic tank facility for the public toilets which given limited usage levels will require minimal servicing at a much reduced cost.
- 2.3 The public toilets are in a very poor state. They were built at a time when vandalism and anti-social behaviour at that site was limited, and therefore are

not fitted out to modern vandal- proof standards. Whilst the usage is seasonal, during holiday periods and fine weather it can be very high. Despite a daily cleaning regime in place, it is very hard to keep the toilets in an acceptable condition throughout the season. Fittings and decoration require frequent replacement and maintenance. Each year a full decoration is carried out at a cost of some £3,000, but given the quality of the surfaces that it is applied to, it does not take long to look dirty and unwelcoming.

- 2.4 The existing toilets have no provision for the disabled. Given the very limited space available within the existing shell it is not possible to provide a disabled toilet within the existing toilet – even after a full refurbishment. Omitting disabled toilet provision is likely to be in breach of the Disability Discrimination Act and subject to challenge.
- 2.5 The toilets at Allensford have always been free to use, unlike the only other remaining public toilets at Consett and Stanley Bus Stations. Both of these facilities charge 20p per visit, which contributes to the ongoing cleaning and maintenance regime. Introducing a charge has also led to a drop in vandalism and anti-social behaviour within the toilets.
- 2.6 Previous Executive reports have agreed the principle of closing all public toilets and focussing resources to the two bus station locations. It was, however, agreed that given its remote location, limited public transport links, lack or alternative private sector provision and the profile of its visitors (i.e. they visit for a number of hours, or potentially the entire day) that Allensford Country Park would continue to provide public toilet facilities.

3. RELEVANT MATERIAL CONSIDERATIONS/OPTIONS

- 3.1 It is the opinion of your Officers that four options remain for the continued provision of public toilet facilities at Allensford/

3.2 Option 1: Close Public Toilets

Positives:

- Revenue saving of around £8000 on maintenance
- No requirement for capital funding

Negatives:

- No toilet provision
- Negative resident/visitor feedback
- Reduction in visitor number

3.3 Option 2: Continue Existing Provision – No refurbishment/replacement

Positives:

- No capital funding required
- Continued free usage

Negatives:

- Very poor quality experience
- Continued high level of vandalism
- High level of maintenance required
- High annual payment to Burtree for sewage treatment
- Current facility has very limited life span and will require substantial refurbishment within three years.

Option 3: Refurbish Existing Toilets

Positives

- Limited Improvement in quality
- Some reduction levels of maintenance
- Capital cost of around £30,000

- Additional revenue payment to Burtree for sewage treatment
- Limited improvement in quality for level of spend
- Continued poor levels of energy efficiency
- Potential additional revenue cost of £6,000
- No provision for the disabled – potential breach of the DDA.

Negatives

3.4 Option 4: Replace with New Provision

Positives:

- Considerable improvement in service quality
- Reduced levels of maintenance
- Increase in energy efficiency
- Limited cost of servicing septic tank
- Overall revenue saving of approximately £7,500
- Full compliance with the DDA
- Expected lifespan of twenty years

Negatives:

- Capital expenditure of £60,000 required

- 3.5 Replacement toilets at Allensford Country Park have featured within the Council's Capital Programme for the last three years. It scores a total of 24 points, and is well within the "gold band" for high priority items. It has remained static on the list for some time whilst the ongoing negotiations with Burtree Ltd were completed to ensure whose responsibility it would be for toilet/sewage facilities. Now that this negotiation is complete it is essential that we provide a new solution to toilets facilities prior to the 2007 season.
- 3.6 Appendix A includes the diagrams for a new facility, and whilst planning consent has yet to be formally awarded, Planning Officers have indicated that they are likely to support such a project.
- 3.7 Should Members choose Option 3 (Refurbishment) or Option 4 (Replacement) officers will seek the release of the capital funds from the next available Asset Management Group enabling work to start on site prior to Christmas. The will enable completion before the start of the 2007 season.
- 3.8 Officers will continue to work in partnership with Corporate Procurement to ensure that best value is obtained in any construction process. Given the level of capital spend, the normal tendering process will be used.

4. RECOMMENDATIONS AND REASONS

4.1 It is recommended that Option 4 be chosen, for the following reasons:

- (i) It provides the best use of capital resources, and maximises the quality of toilet facilities provided;
- (ii) It enables a potential revenue saving of £6,000;
- (iii) It provides clear separation between the services, utilities and wastewater operated by Burtree Ltd and the Council;
- (iv) It provides a new, vandal-proof facility with an expected lifespan of some twenty years.
- (v) It allows full compliance with the Disability Discrimination Act.

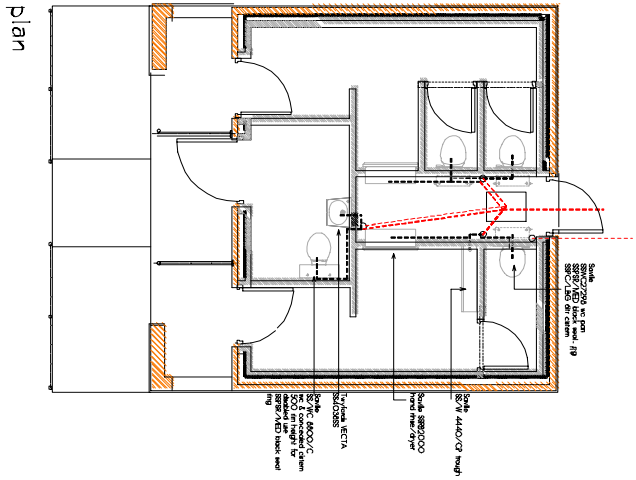
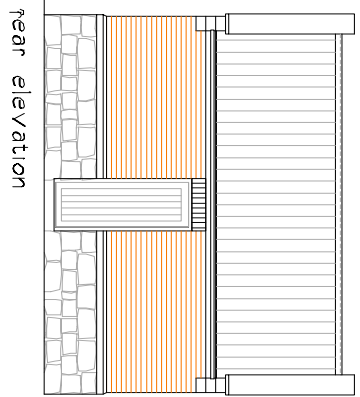
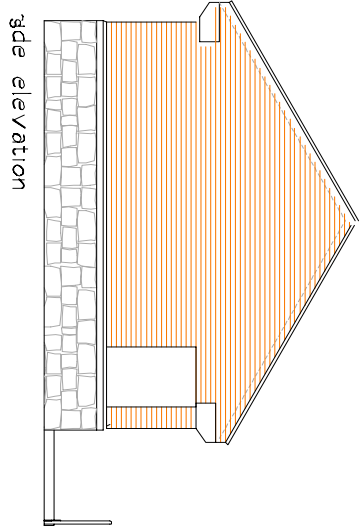
Background documents:

None

For further information on the details of this report, please contact:

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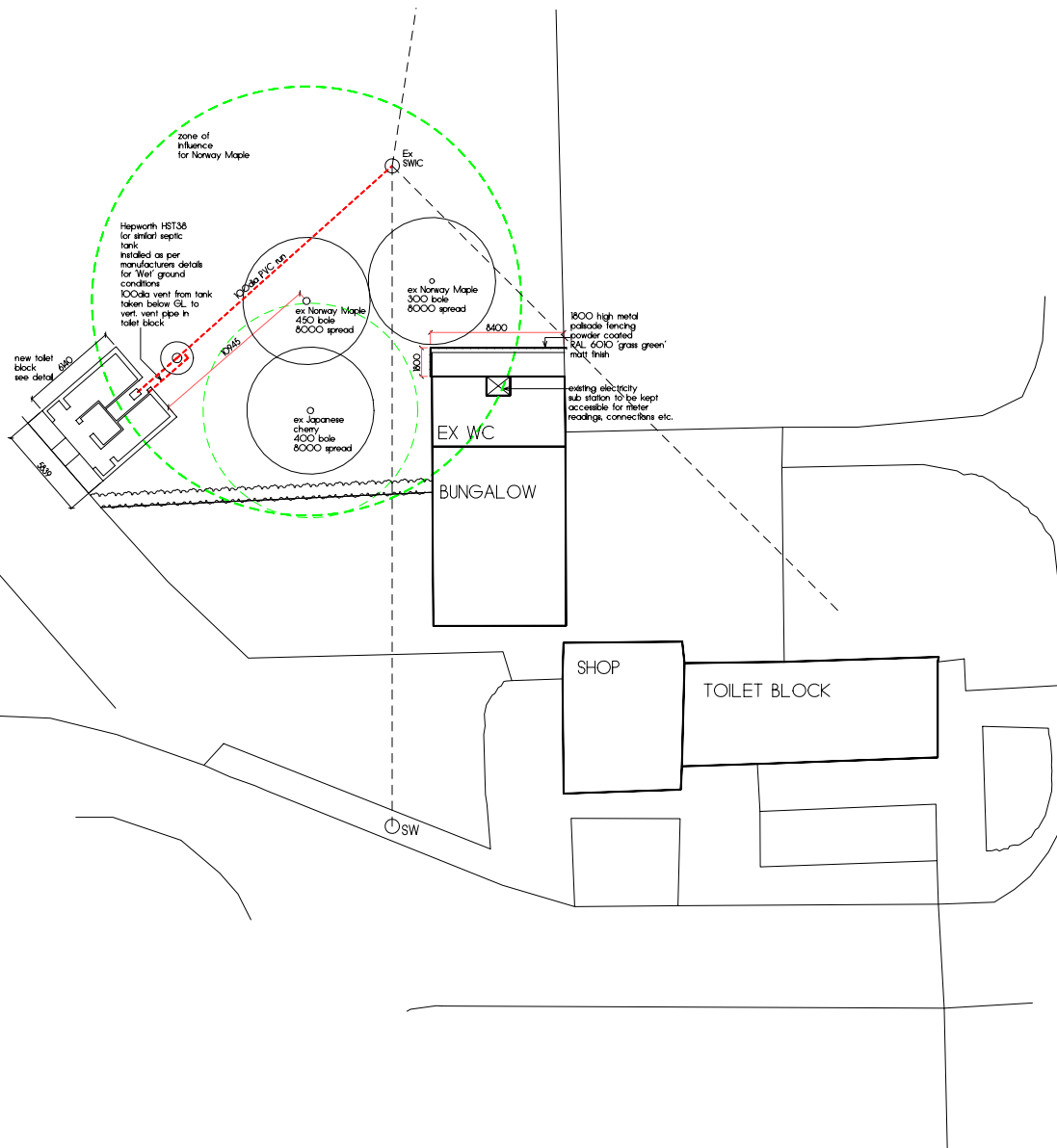
APPENDIX A – PROPOSED PLANS



<p>Facilities Management</p> <p>Darwinville D. C. Council Offices Mademley Road Consett Tel: 0191 3800 3000</p>											
Job Title											
Drawing Title											
Drawn By: Peter Cain	Checked:--										
Date:--	Scale:--										
<p>Amendments</p> <table border="1"> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </table>											

Placing and installing the tank
 a Place wet concrete (slump test 30mm Strength 15N/mm²) in the base of the excavation and grade and level to within plus or minus 20mm.
 Lower the tank carefully onto the concrete and check that the tank is true and level.
 place and consolidate additional concrete carefully under the tank.
 b Haunch up and around the bottom third of the circumference of the tank.
 c Continue to fill the tank with water and carefully place concrete around the tank in 150mm thick layers, ensuring that there are no voids remaining around the tank and that the level of water inside the tank is maintained at a level approximately 450mm higher than the level of concrete backfill.
 d Continue to fill the tank with water until it is completely full.
 e The extension shafts can only be surrounded in concrete after the concrete around the tank has hardened (Approx 24 hrs)
 f NB. Continue to backfill up to ground level for fit reinforced concrete slab only after the concrete around the tank has been allowed to harden for 24 hours.

Building Near Trees
 Norway Maple
 mature height 18m
 zone of influence 13.5m
 water demand medium
 assume medium volume change potential for soil
 distance to foundation 5m
 $D/H = 10.95/18 = 0.61$
 from table D/H of 0.61 gives foundation depth of 1.25m less 0.25 for location
 Foundation Depth 1m



DO NOT SCALE FROM THE DRAWING
 All dimensions and setting out should be checked and verified on site before any work is started.
 Any discrepancies should be immediately reported to the architect.

Facilities Management

Derwentside D. C.
 Council Offices
 Medomsley Road
 Consett
 Telephone 01207 28000



Job Title
 Proposed New Toilet Block
 Allensford Country Park
 Allensford

Drawing Title
 Site Layout

Drawn By:- Peter Cain
 Date: May 06 Checked:-
 Scale:- 1:200
 Amendments

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