

# Management Committee

14 August 2018

## Update report on options for improved toilet facilities on Weymouth Esplanade

### For Decision

#### Portfolio Holder(s)/ Briefholder

Cllr Kate Wheller

#### Senior Leadership Team Contact:

M Hamilton, Strategic Director

#### Report Author:

Sarah Cairns, Assistant Head of Assets and Infrastructure

### Statutory Authority

### Purpose of Report

- 1 Following the July Management Committee officers were asked to bring a paper back to the next meeting showing greater detail of Option 6 for the improved toilet facilities. Whilst it is an over budget proposal it allows for a lettable space. Option 4 is the within previously agreed budget

### Recommendations

- 2
  - (i) Members approve Option 4A as described in this report and delegate power to the Strategic Director to undertake all action including any related decisions necessary to deliver the preferred project including the submission of any relevant planning related applications and securing all appropriate contractors
  - (ii) Additional funding of up to £24,000 is allocated to deliver Option 4A
  - (ii) Members agree to delegate to the Strategic Director in consultation with the briefholder the exact location of additional modular facilities along the seafront

### Reason for Decision

- 3 To allow detailed design and specification works to take place and proceed to the planning application stage for the new central beach facilities. If planning consent is obtained to prepare documentation and tender the works.

### Background and Reason Decision Needed

- 4 A paper was presented to the July 2018 Management Committee that described various options for provision of improved toilet facilities in the central seafront area.

- 5 This report sets out proposals to enable sufficient toilet facilities, in line with the British Toilet Association's report, to be provided in the form of new/improved facilities in the central seafront area, a new modular toilet block at Greenhill and seasonal facilities along the seafront
- 6 In the paper presented to July's Committee Option 4 was the within budget option that increased the number of toilets whilst reusing the existing beach office building. Option 6 was an above budget option that allowed for an increase in the number of toilets and a two storey extension that would accommodate a lettable space. Members requested further details on both Options prior to a decision being taken. Appendix 1 details layout plans and sketches of what these could look like.
- 7 Option 4 involves ending current leases, converting currently leased areas into new toilet facilities and extending the beach office facility. It will provide beach showers, a family room, new accessible toilets and 22 new unisex toilets above ground. The Changing Places toilet would remain unaltered. Estimated costs are between £320,000.00 and £364,000.00.



OPTION 4 – Sketch view from the beach

- 8 Option 6 involves ending the current leases and converting these areas into new facilities and beach office improvements. It will provide beach showers, 32 new toilet cubicles, new accessible toilets and a family room. The Changing Places toilet would remain unaltered. This option also involves the construction of a new two-storey extension to provide a new lettable space on the ground and first floors that would have space for a café/restaurant and other uses. Estimated costs are between £552,000.00 and £699,000.00



OPTION 6 – Sketch view from the beach

- 9 There is another option that could satisfy the request to provide a lettable space that is a combination of Option 4 and Option 6. This will involve ending current leases, converting currently leased areas into new toilet facilities and extending the beach office facility. It will provide beach showers, a family room, new accessible toilets and 22 new unisex toilets above ground. The Changing Places toilet would remain unaltered. There would also be a single storey extension that will

incorporate two small lettable spaces incorporating a beach facing kiosk and a small multi-purpose street frontage space. Estimated costs are between £370,000 and £424,000



OPTION 4A – Sketch view from beach

10 Option analysis

	Option 4	Option 6	Option 4A
Changing Places	1	1	1
Accessible toilets	4	4	4
Family room	1	1	1
Toilet cubicles	22	32	22
Beach showers	Yes	Yes	Yes
Lettable space	No	Yes	Yes
Beach office	Yes	Yes	Yes
Cost Estimate	£320,000 - £364,000	£552,000 - £699,000	£370,000 - £424,000

11 Please note that there is a cost estimate range for each option. The lower figure is based upon typical guide values of £3,000/m<sup>2</sup> whilst the upper figure is based upon recent tender returns of £4,100/m<sup>2</sup>. These costs are construction estimates at this stage of the project and the actual price will not be known until tenders have been received.

12 Planning permission will be required for either option, although initial discussions held with planning and conservation officers suggest they are sympathetic to proposals to extend the building, providing it is in keeping with the existing and that this is a 'one-off' application and not added-to in the future.

13 Any improvements to the central seafront beach building will not impact upon the operation of the underground toilets. It is recommended that these be retained, opening in the summer only.

Other seafront facilities

14 At the July Management Committee members agreed to locate modular prefabricated toilet blocks at Greenhill Gardens and at the Pier Bandstand and agreed an additional budget of £80,000 for this. However, the British Toilet Association (BTA) report carried out in 2017 highlighted the lack of toilets towards the Peninsula should the temporary ones be removed. It is

intended to remove the hired toilets outside The Pavilion this autumn, due to the planned construction works in the area, which will further deplete the facilities at this end of the beach.

- 15 The BTA report recommended that there appears to be a definite requirement for toilet facilities at this location to service the car park and lower promenade/beach area. They also acknowledged that the Pier Bandstand provision appeared insufficient.

Appendix 3 maps the existing toilets along the seafront.

- 16 It is recommended that a suitable site towards the Peninsula end of the beach is found to place additional toilet facilities instead of increasing the provision at the Pier Bandstand. Alexandra Gardens already has public toilets incorporated within the property with limited scope for extending the number available.
- 17 A prefabricated toilet block could be accommodated towards the Pavilion end of the seafront, as shown in Appendix 2. The estimated cost of providing a block and a mini pumping station and connecting it to the main water, sewage and electricity supplies is £55,000. Further work is required to see where this could best be accommodated
- 18 It is possible to install a prefabricated modular toilet block at Greenhill Gardens and connect it to the main water, sewerage and electricity supplies at an estimated cost of £35 to 40,000. A timeline for installation is shown in Appendix 5.

#### Community Toilet Scheme

- 19 To date, despite the best efforts of the Town Centre Manager, no businesses have fully committed to the Community Toilet Scheme. Whilst it is acknowledged that this is disappointing it is proposed that no further resources are allocated to this workstream.

### **Implications**

- 20 Corporate Plan  
A4. Regenerating and supporting vibrant town centres  
C2. Protecting and enhancing the built and natural environment
- 21 Financial  
In 2017 Management Committee allocated £400,000 of funding towards public toilet improvements. In July 2018 an additional £80,000 was allocated for the provision of two modular units. Depending upon where the second modular unit is located the combined cost could exceed £80,000 by up to £10,000. Any additional costs will be met from existing budgets. The removal of the temporary toilets outside the Pavilion will provide a saving of approximately £30,000 per year from existing budgets.  
If members approve Option 4A then there is the possibility that costs may exceed the budget.
- 21 Equalities  
Improved accessibility for public toilet users, including disabled toilet facilities and unisex facilities.

23 Risk Management (including Health & Safety)

It is likely that these toilet blocks will transfer to Weymouth Town Council and there is a risk that all the works described above will not be complete prior to this taking place. It is anticipated that the project to deliver the improvements to the central beach building would be in a position where it is designed, specified and has planning consent at which point it could be handed to Weymouth Town Council to deliver on site. However, an alternative delivery option may be preferred which will have to be agreed once the new Town Clerk has been appointed and the shadow Town Council has met.

There is an additional risk that the new Shadow Dorset Council may restrict capital expenditure on assets prior to the creation of the new unitary authority.

24 Human Resources

The construction works will be managed by the Buildings and Facilities team within the Assets and Infrastructure service.

## **Consultation and Engagement**

- 25 A public survey was carried out in April 2018 details of which were reported to members in the June 2018 Management Committee report

## **Appendices**

Appendix 1 - Layout plans

Appendix 2 - Prefabricated toilet block examples

Appendix 3 - Map of existing seafront toilets

Appendix 4 - Timeline for delivery for Kings Statue

Appendix 5 - Timeline for delivery for Greenhill Gardens

## **Background Papers**

## **Footnote**

Issues relating to financial, environmental, economic and equalities implications have been considered and any information relevant to the decision is included within the report.

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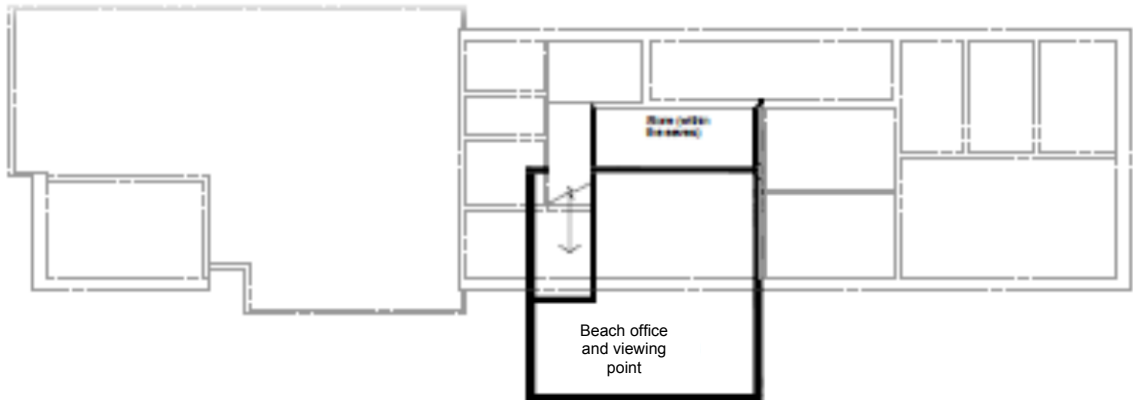
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**Date:** 3 August 2018

# APPENDIX 1

## Layout Plans

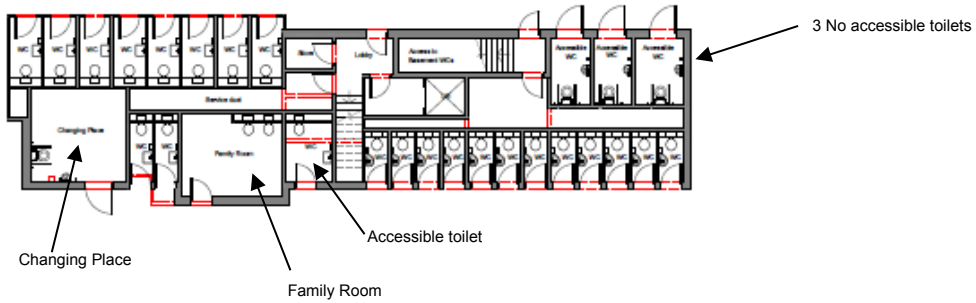
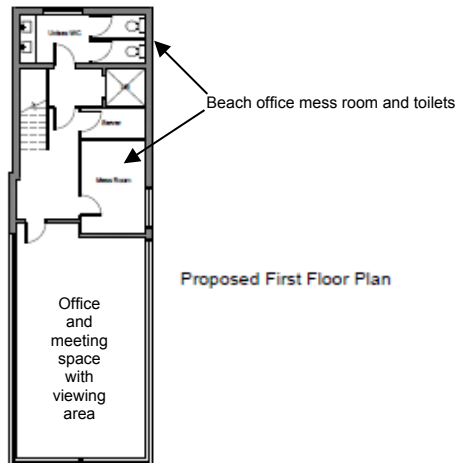


Existing First Floor Plan



Existing Ground Floor Plan

### EXISTING BUILDING LAYOUT



Rev.	Details	Date	Rev. by	Checked by

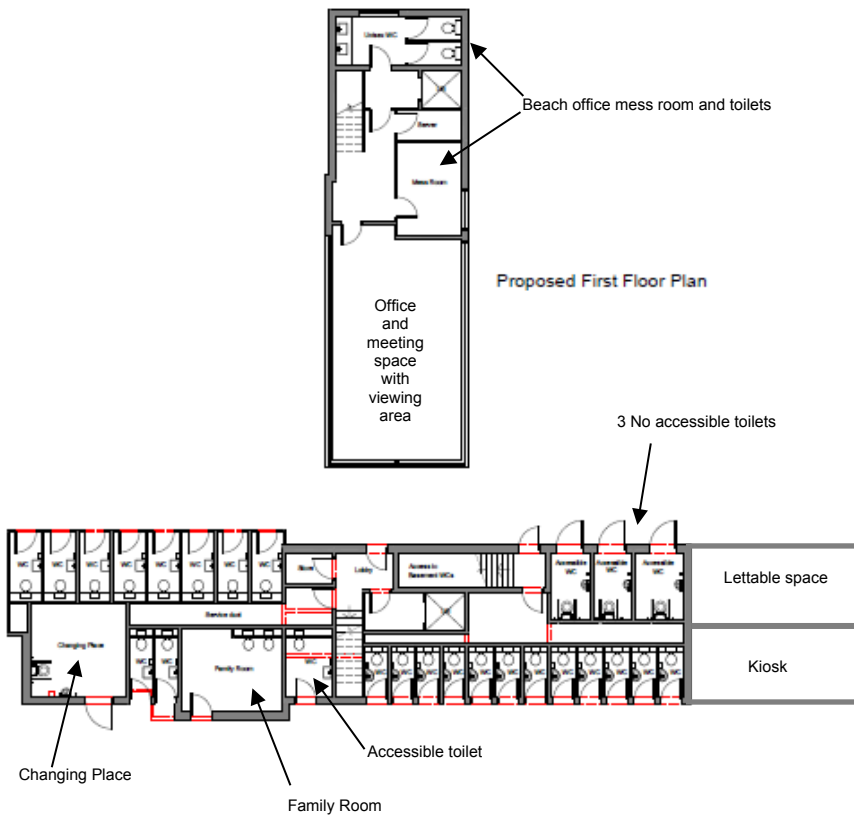

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**The Esplanade  
 Weymouth.**  
 DRAWING TITLE  
**Existing & Proposed Plans  
 Option 4**

**OPTION 4**







**OPTION 4A**