

TATTENHAM CORNER CONVENIENCES

Head of Service: Mark Shephard, Head of Property and Regeneration

Wards affected: College Ward; Town Ward; Woodcote Ward;

Appendices (attached):

Summary

This report considers the options available for the provision of public conveniences.

Recommendation (s)

The Conservators are asked to:

- (1) **Agree to explore with the Jockey Club whether a single or double modular toilet facility can be accommodated directly adjacent to the Tea Hut and if suitable, a costed proposal will be brought back to the Conservators for consideration.**
- (2) **If the Tea Hut option is not feasible, to explore the cost of providing a single or double modular toilet facility adjacent to the Down Keepers Hut.**
- (3) **The outcome of 1) or 2) above will be reported back to the Conservators at a future meeting.**
- (4) **To agree that the existing facility should remain closed while the alternative options are explored.**

1 Reason for Recommendation

- 1.1 To provide an affordable public toilet facility on the Downs.

2 Background

- 2.1 The public toilets are situated on the Tattenham Corner Road, comprising a 1970's brick and tiled roof building. They consist of large male and female toilet areas with a small disabled toilet. They have been closed since March 2020 due to the ongoing Covid-19 pandemic.

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2.2 The toilets are served by minimal parking with tree coverage at the rear of the building providing concealment. Furthermore, their relatively isolated location (set back from the road with no adjacent buildings), render them extremely vulnerable to vandalism and are renowned for antisocial behaviour.

2.3 A photograph of the property is shown below:



2.4 The Conservators' annual budget to operate the toilets is £19,265 including approximately £1,250 pa attributable to vandalism. The Council contributes approximately £12,000 by way of a 60% precepts contribution.

2.5 On behalf of the Conservators, the Council is responsible for opening and closing the facilities 7 days a week throughout the year including all maintenance, repairs and cleaning. The toilets were previously opened each day at 6.30 am and closed following cleaning at approximately 7 pm.

2.6 To ensure its continued future operation, the building requires extensive internal and external refurbishment at an estimated cost of £80,000. Whilst a considerable cost in itself, the fundamental issue for the Conservators to consider is that a refurbishment will not deter future anti-social behaviour or vandalism.

2.7 Without the refurbishment, the toilets are considered unfit to be re-opened. As such, the Conservators are asked to agree that the facility should remain closed while the following alternative options are explored.

3 Alternative options for consideration

3.1 Demolition without re-provision

3.1.1 The existing concealed location of the toilets inherently contributes to anti-social behaviour and frequent vandalism. They are also poorly located and not particularly close to the more heavily used public areas such as the Tea Hut and its car park.

3.1.2 Demolition would be approximately £30,000 and would prevent the anti-social behaviour associated with the public toilets and remove all future maintenance and responsibilities.

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3.2 Demolition with potential modular toilet re-provision

3.2.1 A modular toilet is a modern, alternative approach to providing public toilet facilities. It can be clad with brick or oak to match its environment and surrounding buildings.

3.2.2 Indicative manufacturer costs for a modular toilet with standard timed doors are:-

Single - £42,000

Double - £59,500

Triple - £72,500

3.2.3 The costs are for a basic specification modular toilet with a flat roof. Additional cost would be incurred to provide a pitched or green roof and oak or brick cladding.

3.2.4 The interior of the standard modular toilet is designed to last for 25 years and the structure for 40 years. The new fittings and fixtures would be relatively easy to clean and robust to tolerate public use. However, it should be appreciated that no facility will withstand repeated and sustained vandalism.

3.2.5 Site preparation ground works i.e. foundation and installation of services can be undertaken in advance in readiness for connection. The cost of this work is budgeted at approximately £15,000.

3.2.6 The cost of demolition and basic modular toilet re-provision is:-

Demolition of toilets	£30,000
Foundations & services	£15,000
Basic single modular toilet	£42,000
<u>Total</u>	<u>£87,000</u>

3.2.7 The £87,000 total cost is for a basic modular toilet only but provides a useful comparison in not being dissimilar to the cost of refurbishing the existing toilets. The benefits would be the vastly reduced running costs of the new facility and the anticipated reduction in anti-social behaviour.

3.2.8 The annual estimated running costs would be approximately £5,000 for cleaning, consumables and pest control, with a further £2,000 per annum for maintenance.

3.2.9 These figures are based on cost from the Council's existing clearing and FM contractor for a similar sized building.

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3.3 Re-provision to Down Keepers Hut site

3.3.1 The Down Keepers Hut would be the most suitable location being situated on Conservators owned land. However, it is also the most challenging site to consider public toilet re-provision.



3.3.2 As shown in the above photograph, to one side of the building is a gated access serving the Racecourse to bring in all equipment, fencing, temporary buildings etc for the Derby and other large events. Consequently, this area of the site would almost certainly not be available for use.

3.3.3 In addition, this side of the building also has the water and waste service connections and hence, additional cost would therefore be incurred to extend the services to serve an alternative part of the site.

3.3.4 To the other side of the Downs Keepers Hut is an underground mains power cable which would cause difficulties and possibly prevent the foundation being laid for a modular building.

3.3.5 Due to the site challenges, it is recommended this option is only explored as the fall-back position if the Tea Hut site below is unavailable.

3.4 Re-provision to Tea Hut site

3.4.1 The Tea Hut is not on Conservators owned land and would therefore require consultation with Epsom Racecourse.

3.4.2 It is well situated next to a public car park and would offer the most suitable location for public conveniences.

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3.4.3 In contrast to the Downs Keepers Hut, the Tea Hut offers plenty of space either side of the building with no obstructions. It is assumed the Tea Hut is already served by water and waste connections, thereby potentially offering a straightforward solution for the addition of a modular facility.

3.4.4 Conservators should note that a modular facility located adjacent to the Tea Hut would remain the responsibility of the Council on behalf of the Conservators i.e. all maintenance, repairs, cleaning etc.

3.4.5 It is recommended this option be explored with the Jockey Club and if suitable, a costed proposal will be brought back to the Conservators for consideration.

4 Risk Assessment

Legal or other duties

4.1 Impact Assessment

4.1.1 Not applicable.

4.2 Crime & Disorder

4.2.1 Due to the inherent location and design of the existing facilities as described in this report, the facilities attract anti-social behaviour and frequent vandalism.

4.3 Safeguarding

4.3.1 Not applicable.

4.4 Dependencies

4.4.1 None.

4.5 Other

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4.5.1 None.

5 Financial Implications

- 5.1 The Conservators' annual budget for operating the public toilets is £19,265.
- 5.2 In reserves, the Conservators hold a repairs and renewals fund balance of £40,500 and a working balance reserve of £62,000.
- 5.3 **Section 151 Officer's comments:** The provision of public conveniences would need to be achievable within the financial resources available to the Conservators.
- 5.4 Should reserves be required to fund one-off costs, the Conservators would then either have to operate with reduced reserves over the longer term, or identify an alternative means of replenishing the reserves.

6 Legal Implications

- 6.1 There are no legal implications arising from the contents of this report.
- 6.2 **Monitoring Officer's comments:** none arising from the contents of this report.

7 Policies, Plans & Partnerships

- 7.1 **Council's Key Priorities:** The following Key Priorities are engaged: Opportunity and Prosperity, Effective Council.
- 7.2 **Service Plans:** The matter is included within the current Service Delivery Plan.
- 7.3 **Climate & Environmental Impact of recommendations:** Not applicable.
- 7.4 **Sustainability Policy & Community Safety Implications:** Not applicable.
- 7.5 **Partnerships:** The Jockey Club, Training Board and EEBC are represented by Members on this Committee.

8 Background papers

- 8.1 The documents referred to in compiling this report are as follows:

Previous reports:

- None

Other papers:

- None