

# KETTERING TOWN COUNCIL

## REPORT FOR DECISION

Item No:- FC21/99

Committee:-	Finance and Governance Committee
Date:-	14 <sup>TH</sup> April 2022
Author:-	Martin Hammond, Clerk
Report Title:-	PUBLIC TOILETS
Wards Affected:-	William Knibb

### 1. Purpose of Report

To outline the current exploratory work on providing permanent public toilets in Kettering and to seek advice on next steps

### 2. Recommendations

Members views are sought on the best way forward.

### 3. Information

3.1. Cllr Robin Carter and the clerk have been in dialogue with potential providers of toilet units, namely

- Portakabin Ltd
- Healthmatic Ltd
- Portable Offices Ltd

about what they can offer and what sort of facilities are likely to fit on the preferred site.

3.2. At the same time, a search for, and dialogue with NNC has been underway, about the location of the toilets and members will recall the walk round the town centre earlier this year to look at potential locations.

3.3. Provision was made in the Council's budget for both the installation cost and the running costs for a toilet, which together add up to £70,000 for 2022/23.

3.4. The current temporary toilets in Meadow Rd are due to be removed at the end of April.

#### **4. Location**

- 4.1. The preferred location on land behind the Peacock Pub and adjacent to Wadcroft car park belongs to NNC and they seem prepared to transfer the land to the Town Council for this purpose at no cost, although formal agreement has yet to be reached.
- 4.2. The site has utility connections nearby and is large enough for the facilities likely to be required, and it may be possible to retain the tree currently on the site. However, extensive groundworks would be required to ensure there was level access into the unit from the pavement and roadway.

#### **5. Costs and alternative approaches to the work**

- 5.1. Given the level of footfall in the town centre, the view taken by the companies with whom we have been in contact is that the original specification agreed in November was over-engineered and that two or three self contained cubicles, including one with baby changing and a disabled access specification, would suffice for an estimated usage level of 20,000 visit per year and could cope with considerably more.
- 5.2. All three companies have provided illustrative quotes for their – differing – solutions. The cost of the units range from £35,000 to £62,000 and groundworks are estimated to be £26,000 by one of the companies. On top of this, there will be the costs of submitting a planning application, specialist management of the installation and signage and possibly extra CCTV coverage.
- 5.3. Some illustrations of the differing solutions will be available at the meeting. It will be seen from this that a qualitative decision is required as well as a financial one.
- 5.4. Given the cost, a full tendering exercise will be necessary to secure the final product, but a qualitative assessment will also be necessary.

#### **6. Consultation and Engagement**

- 6.1. This issue was addressed in the consultation on the corporate plan during December to January and the comments received supported the proposal, with suggestions about having cubicles which were not gender specific, or installing toilets in an existing building.
- 6.2. No consultation has been carried out on the preferred location.

#### **7. Finance, Legal and Resource Implications**

- 7.1. The total budget of £70,000 will be challenged by the proposed costings, and, in one case exceeded by some distance. It would not be possible to open the toilets much before next March or April if we were to stay within budget.

## 7.2. Alternative means of funding the toilets would be

- Borrowing the sum required. This would not be a quick process, particularly given this would be the Town Council's first such venture, and it would also have to be routed through NCALC, as this is the Public Works Board's process.
- Seeking some S106 contributions via NNC, from the Hanwood Park urban extension, which has money set aside from the roof charge for town centre improvements. Again, the possibility of securing some money is untested at the moment and will depend on other calls on that money.
- Delaying the implementation, in order to supplement the budget from the 23/24 precept
- Using reserves to make up the difference, although this could deplete reserves by a significant proportion.

## 8. Policy Implications

The Corporate Plan sets out the Council's intention to provide public toilets in the town centre

### Background Papers

Material received from three companies

### Previous Reports and minutes

Minutes of F&G Ctte 26<sup>th</sup> November 2021 (FC21/047)

Minutes of F&G Ctte 20<sup>th</sup> January 2022 (FC21/068)

