

PARISH COUNCIL MEETING – 15th DECEMBER 2020

ITEM 10 - OPTIONS APPRAISAL – TOILET PROVISION AT ESKDALE ROAD PLAYING FIELDS

The following shows five potential options, none of which are new, and shows the pros and cons for each along with an estimated cost.

Options Available:

- Portable Toilet
- Secure Semi Permanent Toilet
- Permanent External Toilet
- Extension to the Current Community Centre
- Use of the Existing Community Centre Toilets

Portable Toilet (portaloos)

Pros – Easy to arrange or cancel hire, weekly clean by provider, can be moved if necessary, cheap, not permanent, always open.

Cons – Not permanent, liable to vandalism as small and always open, unattractive, not disabled-friendly.

Costs – £30 per week hire. £18 delivery and collection. Total = £2,000 pa.

Secure Semi Permanent Toilet

Pros – Easy to arrange hire, more secure, more attractive than portaloos, doesn't rely on utilities.

Cons – Not permanent, appearance still not very attractive, PC to arrange cleaning and consumables, need to find best site, cost given reliance on provider. PC has already said it is not keen on this option.

Costs – £10,300 annual hire plus £3,600 emptying / refilling charge. £6,000 cleaning and consumables. Total = £20,000 pa

Permanent External Toilet

Pros – Permanent, access control (security), cleaning by supplier, can charge for use, make disabled-friendly.

Cons – Cleaning by PC, needs to connect to existing utilities¹. Three months lead time. Need to choose where to site. PC has already said it is not keen on this option.

Costs – Range from £62,000 to £113,000 depending upon number of cubicles, plus upgrade of utilities. Cleaning ranges from £9,000 to £14,000.

Extension of Community Centre (toilet block without access to CC)

Pros – Permanent, access control, can charge for use, make disabled-friendly.

Cons – Cleaning / Consumables by PC, needs to connect to existing utilities¹, where to site, requires design and build.

Costs – Based upon £1,750 per sq meter.

Use of Existing Community Centre Toilets

Pros – Already available, disabled-friendly, no initial costs, attractive, meets 'public use' test.

Cons – Access control, allows access to community centre, hall hirers may object, not always open, existing lessee unwilling.

Costs – Cleaning @£20 per hour, contribution to water / lighting / heating costs. Total = £3,000.

Unknown factors

- Volume of use
- Costs associated with updating existing utilities
- Impact on existing users during any build phase
- Some options require a location to be chosen. If we were ever to expand the area of the site (e.g. to the north), we might want to have facilities in that area instead (and possibly incorporate changing rooms etc)
- Availability of grants

1 – Existing utilities (electrics and drains) will need to be updated to accommodate the increased use.