

SLDC Strategic Public Conveniences Review

Grange Town Council Ornamental Gardens

1. Introduction

- i) SLDC stopped providing the annual grant to the Ornamental Garden public conveniences in March 2021.
- ii) The Town Council was invited to a meeting to discuss the future provision of the facilities.
- iii) On 6 December 2021, SLDC officers Simon Blyth and Jemma Fells met Grange Town Council Chairman Cllr. Tricia Thomas, Cllr. Roger Handley, and the Town Clerk, at the Victoria Hall in Grange.
- iv) The Town Council was asked to present the current financial position regarding the operation of the facilities. This is appended to this report (*Appendix A*).
- v) The Town Council was asked to provide this further report for January 2022, to show the Town Council's strategy regarding future provision of the facilities.

2. Background

- i) The Town Council recognises that public conveniences are important to both residents and visitors.
- ii) SLDC closed all three blocks of public conveniences in Grange in 2012 and identified only the Ornamental Gardens as 'strategic' facilities. A running cost grant was given just for this facility.
- iii) The location of the three public conveniences in Grange – one at each end of the Prom, and one in the centre of the Town, mean that they are all strategically located facilities.
- iv) The Town Council resolved to keep all three facilities open despite only receiving funding from SLDC for the Ornamental Gardens.

3. Current Situation – Ornamental Gardens

- i) The facilities are provided as a service to the public and operate at a financial loss. This is demonstrated in the appended report, as presented to SLDC at the 6 December 2021 meeting.
- ii) The main expenditure for public conveniences is the maintenance and cleaning. This is done by Healthmatic Ltd on behalf of the Town Council.
- iii) The rates Healthmatic charge are consistent with those they charge to Windermere Town Council and with those charged by their main competitor, Danfo, to Arnside Parish Council.
- iv) Income is through the entry fee, which was increased from 20p to 30p, in 2020, when contactless payment was installed.
- v) It is now 10 years since the facilities were refurbished, on handover from SLDC. Increased footfall during the summer of 2021 contributed to the further deterioration of the facilities.
- vi) They will need further refurbishment in due course. A review of the works needed was undertaken.

4. Works Required

- i) In the long term (5 years), the Town Council will need to fully refurbish the facilities and replace the doors.
- ii) In the immediate term, a survey of the Ornamental Gardens toilet block has identified the following works:

External:

- Remove Guttering.
- Remove top fascia board, replace with new board, stain and/or paint.
- Sand down all windows and re-stain.
- Jet wash external wall of the building.
- Paint external wall with weather proof paint.
- Refit guttering.

Internal:

- Replace broken tiles in the toilet.
- Paint internal ceiling.

5. Finance

- i) The total cost of the immediate-term maintenance works has been quoted at £2,600.00.
- ii) The costs of refurbishment of similar-sized facilities, including replacing electronic doors, by Ulverston and Windermere Town Councils, indicate that funds in the region of £20,000 will be required in the medium (5-year) term.

6. Conclusion

- i) Both immediate and longer-term capital expenditure on maintaining the facilities is required to keep them open.
- ii) The Town Council will continue to provide and maintain the facilities, keeping the cleaning contract and entry fees under continual review to ensure best value for rate payers and the public.