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To: Cabinet
Date: 26 May 2021
Status: Non Key Decision
Responsible Officer: Alastair Clifford, Operations Lead Specialist
Andy Blaszkowicz, Director – Housing & Operations
Cabinet Member: Councillor John Collier, Cabinet Member for Property
Management and Grounds Maintenance

SUBJECT: Progress report for the refurbishment of public conveniences

SUMMARY: This report provides an update on the proposed Capital Programme project for the refurbishment of Public Conveniences across Folkestone & Hythe. The Engineering and Buildings team have undertaken condition surveys for all toilet blocks and identified areas of improvement for each. Four priority PC's have been identified for refurbishment, Pleydell Gardens Folkestone, Somerset Road Cheriton, Dymchurch High Street and Station Road Lyminge.

REASONS FOR RECOMMENDATIONS:

Cabinet are asked to note the survey work completed across the toilet block assets and the programme of work that has been designed for improvements to the identified blocks in 21/22.

RECOMMENDATIONS:

1. To receive and note report C/21/04.
2. To note the agreed programme of works.

1. BACKGROUND

- 1.1 The District Council of Folkestone and Hythe, approved the spending of £400,000 for the refurbishment of 23 public conveniences across the district.
- 1.2 This follows refurbishment works already completed at Folkestone Harbour toilets, Church Road New Romney and Bouverie Place toilets. Lessons learnt from these projects will be implemented in the future refurbishments.
- 1.3 A separate project to replace the automatic handwashing units (Wallgates) is ongoing and since 2016 the council have replaced 21 units so far. Some Wallgates have been operation since 1995 and have developed faults that are no longer serviceable. The final 5 units that are out of service period will be replaced in 2021-22.
- 1.4 The toilet provision is due for a considerable investment, they are considered to be well used and well loved by both the local community but also visitors to the district. As a key asset it is important to leave a good impression, however due to the age of the buildings this is often not achieved. Complaints primarily stem from smells (caused by poor and old drainage), poor internal lighting and mould (caused by poor ventilation).
- 1.5 Detailed condition surveys have been completed for all toilet blocks. The surveys have identified common improvements for to all blocks such as; a need to improve internal and external LED lighting, better ventilation, repairs to drainage runs and general decoration.
- 1.6 Implications of the Covid pandemic have increased building material and lead time costs significantly, therefore it must be understood that works will be ordered by priority and the scope of works may be limited due to budget implications.
- 1.7 Pleydell Gardens Folkestone, Somerset Road Cheriton, Dymchurch High Street, Station Road Lyminge and Park Street Lydd have been identified as priority toilets for refurbishment. These toilets have high usage and require significant expenditure to modernise and improve provision.
- 1.8 A major refurbishment is proposed for Pleydell Gardens toilets in Folkestone Town Centre, this is toilet block has the highest utilisation throughout the year but requires major works. The layout of the block will be altered to create a new separate entrance to the ladies toilets, by doing so it will allow the creation of a large direct access accessible toilet. Existing drainage arrangements are poor and frequently result in blockages, these will be excavated and rerouted more optimally. Ceilings will be renewed with improved LED lighting, walls retiled as required and ventilation improved.
- 1.9 Somerset Road, Cheriton. Replace all windows, improve entrances to building and renew external doors/gates. Remove timber partitions to cubicles and rebuild in masonry, regularise pipework to remove dead legs and reduce boxing. Full redecoration including improved lighting to vaulted ceilings. Installation of mechanical ventilation.
- 1.10 Station Road in Lyminge is a small rural toilet block with limited use, however it is very dated in appearance. Internal rough cast rendered walls are difficult to clean and unhygienic and the layouts are poor. Break rough cast render and tile full height,

replace all joinery and windows. Renew sanitary ware and install 2 no VUS Wallgates in keeping with the rest of the district.

- 1.11 Dymchurch High Street toilets during the seasonal period are extremely well used so it is important that these improvements are made to ensure a welcoming impression to visitors. Plans include renewal of ceilings, improved lighting throughout, better ventilation and the provision of baby changing facilities in both ladies and gents toilets. External doors will be replaced and external lighting will be improved. Regularise the use of the rear service area by Veolia staff which is currently poorly arranged and a hazard.
- 1.12 Park Street public conveniences in Lydd have experienced frequent incidents of vandalism in recent years, with the block currently closed follow a minor fire. The intent with this block will be to increase security and visibility as well as a much needed decorative refurbishment. Metal gates have been fitted across the entrances following repeated instances of doors being damaged. Exterior lighting on PIR sensors and CCTV will be installed to deter vandalism.
- 1.13 On average around £10,000 - £15,000 will be spent on each toilet block with an increased expenditure to those requiring major refurbishment of repairs to building fabric. The following blocks require less work than those stated earlier in the report.
- 1.14 Roman Remains, Wear Bay Road. Dated toilet block, old artex ceilings, sagging in 1 corner localised repairs, replace missing tiles & redecoration. Service area to the rear - ceiling to be renewed. Replace missing roof tiles.
- 1.15 Radnor Park Toilets. Reinstate guttering and downpipes externally (iron), repairs to brickworks surround ladies. Fit external lighting to park facing elevations. Tile painted walls in gents/ladies 2/3rd height. Renew cubicle joinery. Changing mat to G/L's. Renew "Doc M" package in disabled toilets, this refers to accessibility requirements of Part M of the Building Regulations and will typically comprise a new toilet, a sink without a pedestal to allow wheelchair use, a number of grab rails and a toilet support rail. Improved lighting throughout. Acid clean floor quarry tiles.
- 1.16 Leas Cliff Hall Toilets. Relatively good condition. Renew external doors. Re-grouting tiles where needed, redecorate ceilings and timbers.
- 1.17 Tollgate Toilets Lower Leas Coastal Park. Repairs to drainage runs from root damage, repointing of southern elevation wall & improved ventilation. Renew broken windows and replace external doors. Internal joinery & doors to be renewed. Redecoration throughout.
- 1.18 Folkestone Harbour Toilets – Exterior lighting and repairs to timber cladding. Install mechanical ventilation.
- 1.19 The Fountain, Seabrook - New Ceilings, considering altering layout. Excavate and repair internal drainage run from urinal. Renew joinery internally and provide new "Doc M" fixings to cubicles. Paint external rendered walls, soil & vent pipes and external soffits/bargeboards.
- 1.20 Chapel Street, Hythe - Renew "Doc M" package to disabled toilet. Repaint internal joinery. Strip and skim ceiling in ladies toilets, redecorate. Replace missing tiles. Acid wash floor tiles to remove staining. LED lighting. External - Renew signage, paint doors and joinery. Renew cracked paving externally. Veolia's use of rear service cupboard presents hazard to building must be regularised.

- 1.21 Elham High Street. Remove efflorescence to front elevation, paint doors externally, repointing, Clean walls and grouting. Repaint ceilings. Improve lighting.
- 1.22 High Knocke, St Mary's Bay – Repairs to roof finishes and outlets to prevent water penetration. Repairs to render externally and internal to concrete ceilings. Pipework to be regularised pipework and renewed where corroded. Prepare walls, stabilise and redecorate. Redecorate joinery. Remove spikes to parapet. Provide external shower facility.
- 1.23 Church Road, New Romney - Renew skirting with tile upstands. Replace windows with opening panes. "Whiterock" wall cladding to be mechanically fixed to wall. New external signage.
- 1.24 The Lade, Greatstone – Good condition modern toilet block Mechanical ventilation, redecorate ceilings, renew lighting, repaint internal joinery.
- 1.25 Jolly Fisherman - Remove AIB asbestos board to external overhang. Clean upvc fascia's & Soffits. Renew windows where required. Improve drainage provision for external showers with land drains. Repaint cubicles and joinery throughout. Installation of baby changing tables. Renew artex ceilings and replace missing tiles to walls.
- 1.26 Dymchurch Seawall – Good condition redecorate externally.
- 1.27 Sunny Sands, Folkestone – Ongoing lease negotiations with Southern Water to include renewal of external doors & shutters and refurbishment of disabled WC.
- 1.28 Consideration during the scope of works was given to changing places toilets which provide service provision to those who need accessibility considerations. Unfortunately due to the physical size implications required none of the current toilet provision is able to include or have an addition for this. Officers have been working as part of the place plan to identify opportunities and funding provisions for this in the future. It should be noted that currently government funding for this has been advertised but not officially available as of writing of this report.

2. FINANCE

- 2.1 The Council's latest approved Medium Term Capital Programme (MTCP) includes a budget of £400,000 for this scheme.

3. PROGRAMME OF WORKS

- 3.1 We intend to have sent out for tender of Pleydell Gardens toilets by the end of May 2021, with an aim to commence early in September expecting a 6-8 week programme of works.
- 3.2 Somerset Road, Dymchurch High Street & Station Road require further investigation, specification and design prior to tender, the intent is to commence works towards the end of the summer season in September/October.
- 3.3 The remaining works will generally be less disruptive and have a shorter duration, these projects will be completed over the course of the financial year.

4. RISK MANAGEMENT ISSUES

4.1 There are considered to be few risks with this project. Reducing work during peak summer seasons and tight financial control considering the recent increase in prices and lead times for goods and services.

5. CONCLUSION

5.1 Finance for the project has been agreed as part of the MTFS. Known historical issues and recent stock condition survey has been undertaken to ensure funding is directed to the most important works.

6. LEGAL/FINANCIAL AND OTHER CONTROLS/POLICY MATTERS

6.1 Legal Officers Comments (NE)

There are no legal implications arising directly from the report.

6.2 Finance Officers Comments (LW)

A budget of £400,000 has been provided for this scheme in the Council's latest approved General Fund Medium Term Capital Programme and is planned to be financed from the capital receipts reserve.

7. CONTACT OFFICERS AND BACKGROUND DOCUMENTS

Councillors with any questions arising out of this report should contact the following officer prior to the meeting

(Alastair Clifford – Operations Lead Specialist)
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The following background documents have been relied upon in the preparation of this report:

None

Alastair Clifford, Operations Lead Specialist
Andy Blaszkowicz, Director – Operations and Housing