



DERBY CITY COUNCIL

Community Commission

16 September 2009

Report of the Director of Environmental Services

Public Conveniences – A Strategy for Consultation

RECOMMENDATION

- 1 To approve the strategic approach identified in the report and the consultation process which will enable the Council to develop the provision of good quality public toilets in Derby by closing the existing stock and replace some with Automatic Public Conveniences (APCs).

REASONS FOR RECOMMENDATION

- 2.1 Councillors considered the future of public toilet provision during the 2008/09 budget round. These proved controversial and not all closures have taken place.
- 2.2 Having considered other options, early indications are that Automatic Public Conveniences (APCs) would provide the facilities required by the public, and also deliver budget savings.
- 2.3 Additionally APCs would provide toilet facilities in the City Centre during the later hours which would support the night time economy. None exist at present.

SUPPORTING INFORMATION

3 Introduction

- 3.1 Public toilet provision in the City is based on facilities that were introduced during late 19th and early 20th Century, with design principles rooted in the Victorian and Edwardian eras. They were designed principally to meet the needs of the working population from homes boasting few creature comforts such as a flushing toilet.
- 3.2 Due to lack of funds, public toilets managed by Waste Management are generally in a poor condition, and over many years the of lack of investment and development have taken their toll, Derby's publicly managed toilet facilities can be best described as functional and basic, and at worst not meeting the expectations of a 21st Century society.
- 3.3 The Department for Communities and Local Government (DCLG) in their "Improving Public Access to Better Quality Toilets - A Strategic Guide" (March 2008) indicate that Councils should make best use of available powers and adopt a strategic approach to public toilets.

- 3.4** The Joseph Rowntree Foundation indicates that inadequate toilet provision discriminates against some groups, including older people, those with disabilities, children and carers, so acts as a disincentive to frequenting certain parts of towns.
- 3.5** Derby's Sustainable Community Strategy 2009-11, states that "making sure that everyone in the City has equal life chances no matter what their background or where they live" along with "our ambition for 2020: Derby will be a healthy City where people enjoy long, healthy and independent lives". In this context it is appropriate to review how the City both provides toilet facilities and encourages the provision by others.
- 3.6** Research by Dr Clara Greed (Professor of Inclusive Urban Planning, University of West of England, Bristol), suggested key location points for toilets should be at:
- All main public transport termini and major car parks,
 - Central areas, district centres and local shopping areas
 - All parks, sports and leisure centres
 - All shopping areas markets and fairs
 - At main junctions, post offices and all suburban areas
 - Out of town developments in office and retail parks
- 3.7** Appendix 2 shows toilets both in council control and privately managed in the City. This shows a network of toilets which for the most part indicates that facilities are at key location points.
- 3.8** Research by Keep Britain Tidy (Encams) shows that that nationally, 66% of people have come across a public toilet in an unacceptable condition, whilst 38% of women adjust and 26% of men adjust their time away according to public toilet availability. Availability is not only about location, but also acceptability. Toilets therefore should be well maintained and suitable for use when they are open.
- 3.9** Toilets at venues in the private sector and those in public buildings which are available for those people who are using the facilities eg sports centres, are generally well maintained. There are examples of toilets managed by the City Council which clearly are not.

4 Strategic Approach

- 4.1** The Council recognises that the provision of toilets is an important feature of any urban environment, and it has its part to play along with other potential partners. It will take the lead in maintaining and developing toilet provision in the City in line with current best practise.
- 4.2** The Council will ensure adequate toilet provision is provided in the City both directly from its own resources which will be complementary with any provision made by the private sector in any current or future developments.
- 4.3** Key commercial developments have and will through the planning process, continue to acknowledge the need for adequate toilet provision. There is a recognition by the private sector that this is necessary in the context of customer care and by the City Council Planning Section that this is necessary in the context of any development contributing to the economic, social and environmental well being of Derby and improving the quality of life for its citizens

4.4 City Council facilities fall into 4 main groups:

1. toilets that can be accessed from the public highway,
2. toilets that are in Parks and Cemeteries,
3. toilets that are in buildings which are Council Offices,
4. toilets that are in Sports Centres and Community Centres

4.5 The locations of toilets that are accessible from the public highway are identified in Appendix 3. Evidence shows that a number of these are not located in areas that would meet the needs of those travelling in the area. The City Council intends to consult on replacing these with Automatic Public Conveniences. A typical example is shown in Appendix 4.

4.6 In the case of key parks and cemeteries, the City Council intends to consult on closing these facilities. It may provide Automatic Public Conveniences as a replacement subject to public demand and finance.

4.7 Following a recent enquiry from the Community Commission regarding the provision of toilet facilities for the night-time economy, the option of APCs would enable to City to provide toilets into the early hours.

4.8 Council buildings in the City Centre will have toilets available to members of the public. These are intended for people who are already using those buildings for getting services eg libraries, meetings, or who are visiting to seek help and advice from Council officers.

4.9 Those paying for the use of facilities at the City's sports centres will be able to access toilet facilities. Those people who are legitimately using any community centre managed by the Council will also have access to its toilets.

5 Comparisons of East Midlands City Centre Toilet Facilities

	Toilet Facilities managed by the Council	Comments
Derby	4	Includes one at a car park (Assembly Rooms), The Spot, Victoria Street and Eagle Centre Market. When the bus station is complete this will add another toilet facility available to the public in Derby City Centre.
Nottingham	3	Includes one at a car park and one APC at a bus station.
Leicester	4	Includes two at bus stations and one at a car park

Both Nottingham and Leicester have toilet facilities in privately managed shopping centres. Of course, Derby's Westfield Centre also has toilet facilities for public use. Consultations will be undertaken on closing the existing public toilet stock accessed from the street and introducing some additional Automatic Public Conveniences in the City.

6 Consultation

6.1 The consultations referred to are yet to be developed and will be subject to a further report to Cabinet.

OTHER OPTIONS CONSIDERED

- 7.1** “Do nothing” – would not yield budget savings neither would it provide toilet facilities expected in the 21st Century
- 7.2** “Invest in the existing stock” – would not yield budget savings and would cost initially at least £190,000 in refurbishment costs with a continuing maintenance schedule cost of around £50,000 per year.
- 7.3** Neither of the above options could address the concerns of the Community Commission regarding public toilet facilities to support the night-time economy.

For more information contact: Andrew Hopkin - Assistant Director Local Environment
Tel: 01332 641516 E-mail: andrew.hopkin@derby.go.uk,
Malcolm Price - Waste Strategy and Policy Manager
Tel: 01332 641587 E-mail: malcolm.price@derby.gov.uk

Background papers: None
List of appendices: Appendix 1 – Implications
Appendix 2 – Network of toilets in the City
Appendix 3 - Toilets in council control accessed from the street
Appendix 4 – Example of an Automatic Public Convenience

IMPLICATIONS

Financial

- 1.1 The provision of Automatic Public Conveniences, as alternatives to some existing public toilets, could be considered as long as the overall spend would ensure public toilet maintenance costs yielded satisfactory budget savings. Current indicative costs show that by introducing over 5 new Automatic Public Conveniences into the City, with a contract period of 15 years would cost around £26,000 per year for each unit.
- 1.2 There would be a combination of annual service costs, utility costs and capital repayments over that period. If less than 5 units are ordered the annual unit costs will increase. Current overall annual budget for the public convenience service is £445,000, plus around £50,000 per year for essential maintenance. Should 5 units be introduced and the existing public toilet stock closed, this could result in a saving of around £150,000 per year.
- 1.3 This saving excludes the current maintenance costs of around £50,000 per year which would remain with Property Services for expenditure on their property portfolio.

Legal

- 2.1 The legal powers for local authorities to build and maintain public toilets were subsequently enshrined in the 1936 Public Health Act, Section 87, Sub-Section 3. This gives local authorities the right to build and run on street 'public conveniences' (toilets). This act allows local authorities to build toilets (if they so wish), but it does not require them do so, thus the legislation is permissive not mandatory

Personnel

- 3.1 Should Automatic Public Conveniences replace public toilets accessed from the street, then this would impact on existing staff roles engaged on public toilet cleansing. The trade unions and staff have already been informed of the proposal.

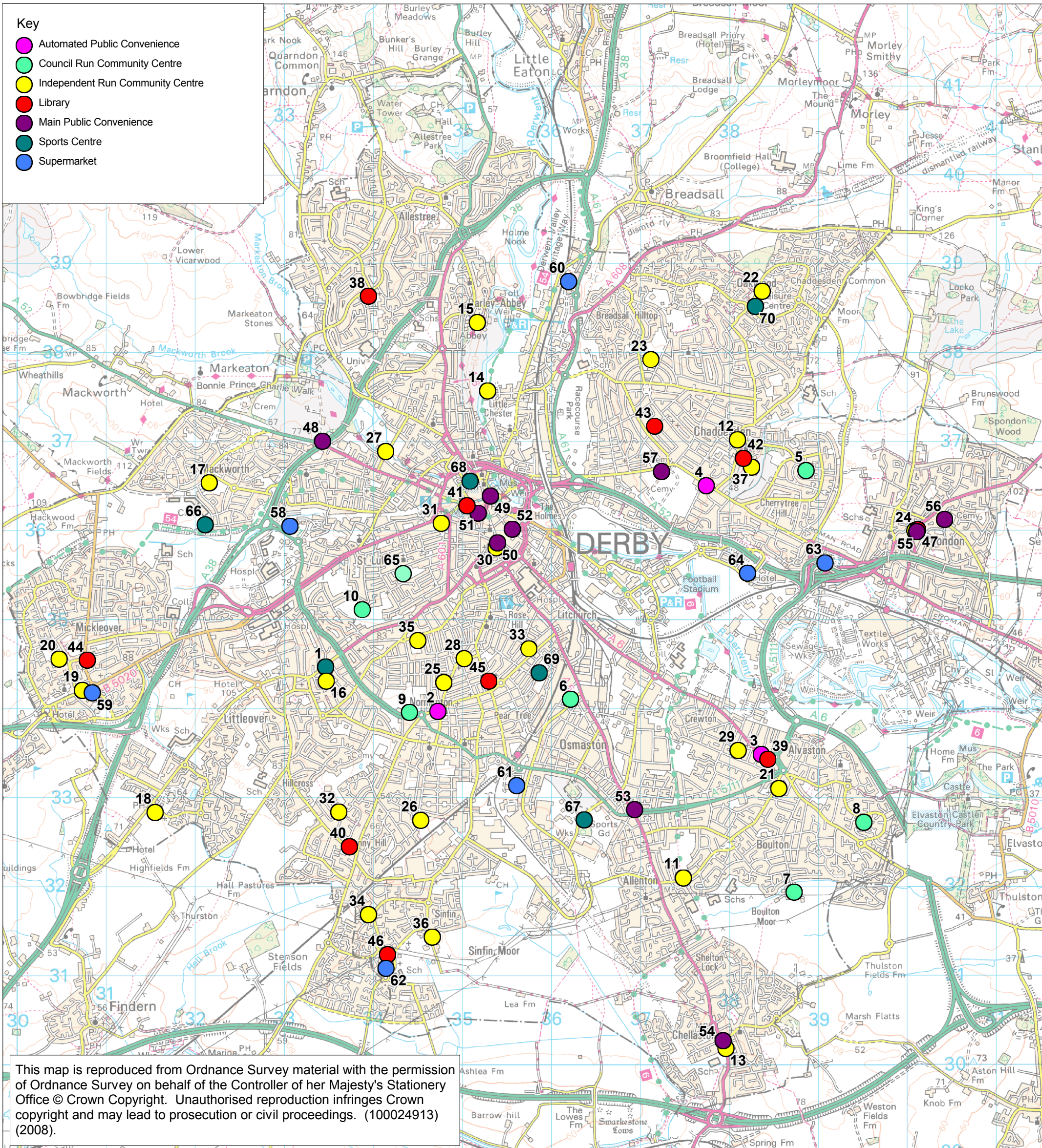
Equalities impact

- 4.1 The Council is committed to promoting Equal Opportunities, valuing diversity and tackling social exclusion in everything it does. Our aim is equality for everyone who lives, works and visits Derby and we will shape our services and employment practices accordingly.

Corporate objectives and priorities for change

- 5.1 The proposal comes under the Council's objective of "making us proud of our neighbourhoods" by improving toilet facilities in our neighbourhoods.

Public Conveniences (July 2008).



Locations of toilet facilities publicly managed accessible from the street

ID	Type	Ward	Address			
1	Automated Public Convenience	Littleover	Littleover Shops, Burton Road, Littleover, Derby	(3 months notice)	out of contract	Dec-09
2	Automated Public Convenience	Normanton	Sommerfield Car Park, Derby Lane, Derby		out of contract	Apr-14
3	Automated Public Convenience	Alvaston	London Road, Alvaston		out of contract	Oct-15
4	Automated Public Convenience	Chaddesden	Nottingham Road, Chaddesden		out of contract	Jan-16
5	Main Public Convenience	Arboretum	Assembly Rooms Car Park, Market Place, Derby, DE1 3AH			
6	Main Public Convenience	Arboretum	The Spot, London Road, Derby, DE1 2NS			
7	Main Public Convenience	Arboretum	Victoria Street, Derby, DE1 1DD			
8	Main Public Convenience	Alvaston	Allenton Market, Osmaston Road, Derby, DE24 8NG			
9	Main Public Convenience	Chellaston	High Street, Chellaston			
10	Main Public Convenience	Spondon	Sitwell Street, Spondon			
11	Main Public Convenience	Alvaston	Nunsfield (Boulton lane)			

toilet



This public convenience is
automatically cleaned and
disinfected after each use

24 hour service

CHILDREN under 10 must be accompanied

When green vacant sign is showing :
Insert required amount

Fee



Coin
Reject



Accepted coins: 2p 5p 10p
no change given

← public entrance door to your left
will automatically slide open when you
have inserted required fee
Once inside the door slides closed and locks



rejected coins

