

Review of MDDC Public Convenience provision

Cabinet Member: Cllr Ray Stanley
Responsible Officer: Estates Manager

Reason for this report: To provide an update on the review of the provision of public conveniences across the district following the last report dated 11 March 2014.

Recommendation: To continue discussions with Parish Councils, as detailed, and recommend the actions for each Parish as identified within this report.

Relationship to Corporate Plan: No direct impact.

Financial Implications: The Council is looking to reduce its net budget by £1m in 2015-16; this is over 10% of the total net budget of £9.2m. This includes the allowance for the predicted £656k cut in government grant and inflationary increases on expenditure across services. The Council would look to reduce operational spend by at least £50k on public conveniences over the next three years (from 2015/16 onwards) to match the further anticipated cuts.

Legal Implications: There is no statutory obligation for a local authority to provide public conveniences.

Risk Assessment: Environmental impact considered as to proximity of alternative public conveniences where the review has recommended closure where practicable.

1.0 Introduction

1.1 The approved recommendation outlined in the previous report dated 11 March 2014 has resulted in a direct costs saving for public conveniences of circa £14.5k in 2014/15 and a further reduction of circa £37k from the 2015/16 budget.

2.0 Total cost of running the service

2.1 For information purposes, the total operating budget for the public convenience provision prior to the implemented changes for the current financial year 2014-2015 was £180,180.

2.2 Direct costs

• Employees	£36,670
• Premises	£57,380
• Transport	£6,540
• Supplies & Services	£28,350

2.3 Indirect Costs

• Internal Recharges	£24,050
• Capital Deprecation	£33,260
• Tiverton Town Council Contribution	£- 6,070
Total Cost	£180,180

3.0 Responses from Parish Councils

3.1 Tiverton

3.1.1 From 14 July 2014 Tiverton Town Council (TTC) has financial and operational responsibility for four public conveniences. In previous financial years, the TTC has paid circa £5k in partnership funding towards the running costs of two public conveniences that will be operational during British Summer Time only.

3.1.2 Shopmobilty now has its conveniences available to the public to use that the TTC contributes towards.

3.1.3 The convenience at Westexe South was not originally on the list for transferring to a parish council, however after meeting with TTC it was agreed that it would not be good practice to have two sets of cleaners servicing different conveniences within Tiverton.

3.1.4 MDDC will contribute £2k per annum in the first two years of operating the Market convenience. Whilst the TTC is establishing its service, the Property Services team will be supporting it on maintenance issues that will be cross-charged quarterly to the TTC.

3.1.5 The Phoenix Lane convenience closed in July, as previously approved. We are currently working on a scheme for developing the site to generate an income, the Lowman Green convenience is scheduled to close in October/ November 2014.

3.1.6 Recommendation: No further recommendation required at this time.

3.2 Crediton

3.2.1 Crediton Town Council (CrTC) decided to write to two bus and coach companies who had objected to the closure of the St Lawrence Green conveniences, requesting a significant financial contribution to enable the CrTC to keep the toilets open. It explained that if no financial contributions were forthcoming from the companies, the conveniences would close. The CrTC has confirmed that neither of the coach companies were willing to make a financial contribution. It was agreed with local ward Members that the MDDC would continue to operate the convenience to allow the time to seek funding until 1 September 2014, but as no contribution will be made, this facility will now be closed.

3.2.2 The CrTC has confirmed that should the MDDC decide that Newcombes Meadow conveniences will only open during British Summer Time, it would consider making some funding available to ensure the conveniences remain open all year round.

3.2.3 The relatively new conveniences at Market Square have not been included in discussions with CrTC to date.

3.2.4 CrTC has also confirmed that should the MDDC withdraw the partnership payments, it will not make a contribution to keep the Town Hall toilets open to the public.

3.2.5 Recommendation: To continue negotiations contribution towards the running costs for Newcombes Meadow, should no contribution be agreed, the opening hours for the Newcombes Meadow convenience is to be changed to British Summer Time from 1 April 2015. Property Services team to investigate the possible use of coin operated locks for the Market conveniences.

3.3 Cullompton

3.3.1 Cullompton Town Council (CTC) has offered £1k per annum towards the running costs of the convenience in Cullompton, starting 1 April 2015 and has asked to confirm if this is acceptable to MDDC.

3.3.2 Recommendation: To accept the £1k contribution from CTC for 1 April 2015, but negotiate a contribution of 50% towards the running costs from 1 April 2016 to prevent facility closure.

3.4 Bampton

3.4.1 Bampton Town Council (BTC) felt that its full comments were not captured within the report dated 11 March 2014, however no further comments have been provided. This report includes a recommendation that partnership funding be reduced by 50% from 1 April 2015 and from 1 April 2016 the partnership contribution will cease.

3.4.2 Recommendation: BTC to meet 50% cleaning costs from 1 April 2015 and 100% cleaning costs from 1 April 2016, cleaning standards need to be maintained or this facility will be closed.

3.5 Down St Mary

3.5.1 The Estates Manager attended the Down St Mary Parish Council (DsMPC) meeting dated 13 May 2014. It asked if the Estates Manager could review the lighting arrangements to ensure we do all we can to lower the running costs and investigate if a solar photovoltaic panel could be provided to help with the cost of electricity. The DsMPC also confirmed that it would be supportive of a scheme to reduce the size of the facility.

3.5.2 The DsMPC suggested a sum of £830 per annum towards running costs to keep the facilities open.

3.5.3 Recommendation: To accept the figure of £830 per annum towards the running costs of the public conveniences and review the design of the property and revisit the financial contribution during 2016.

3.6 Sampford Peverell

3.6.1 The Facilities and Corporate Manager attended the Parish Council meeting during July 2014.

3.6.2 Sampford Peverell Parish Council (SPPC) would consider an annual payment of £200 - £300 towards cleaning costs and was not in a position to meet the full operating costs.

3.6.3 Mentioned too was the facility for the public to pay for its usage via coin operated locks, but vandalism could be an issue.

3.6.4 It was felt that the canal operator could make a contribution toward the running costs, through the involvement of DCC, as it seems the highest usage is from people who use the canal facility, as well as walkers in the area.

3.6.5 It was explained by SPPC members that the toilet facilities are not generally used by the parishioners of Sampford Peverell, so why would it need to finance this amenity.

3.6.6 The approach now is to have discussions with DCC (canal operators), SPPC, and MDDC on sharing the initial costs for running the facility. Limited opening throughout the year was discussed, but again vandalism would be an issue, subjecting additional unwanted repair costs. SPPC stated that if this cannot be agreed then the facility will face imminent closure in the 2015-16 period.

3.6.7 Recommendation: To agree a figure of £300 per annum with SPPC towards the running costs of the public conveniences and negotiate with DCC or canal management. Contribution to be in place from 1 April 2015 and from 1 April 2016 contributions are to be agreed at 50% of the running costs, or the facility is to be closed.

3.7 Hemyock

3.7.1 The Estates Manager attended a further meeting with the Parish Clerk for Hemyock and discussed the latest operating costs for the facility from the 2014/15 budget on the 4 June 2014. The Parish Clerk has been asked to set up a further meeting with Parish Councillors and the Estates Manager to process negotiations that will take place in September 2014.

3.7.2 Recommendation: The Estates Manager to attend the meeting in September to secure contribution of an estimated £500-600 per annum that will need to be in place from 1 April 2015, with a view to secure 50% of the running costs from 1 April 2016. Closure is recommended if contributions cannot be agreed.

4.0 Partnership arrangements

4.1 The public convenience in Bampton is a fully funded Council asset. In addition MDDC makes an annual contribution of £3,696.17 towards the daily cleaning to Bampton Parish Council.

4.2 MDDC also pays contributions for conveniences that are not Council assets, at the locations listed below:

Orchard Way Car Park, Lapford	£ 500.00
The Village Hall, Chawleigh	£ 743.50
Woodleigh Coach House, Cheriton Bishop	£ 975.00
Old Crediton Town Hall	£1,250.00

4.3 Recommendation: To reduce partnership contributions by 50% per annum starting from 1 April 2015; partnership contributions will cease from 1 April 2016.

5.0 Annex A

5.1 The costs shown at Annex A detail savings that have been calculated from the direct 2014/15 budgeted costs.

5.2 The description column identifies the location of the public convenience.

5.3 The Total PC 2014/15 column shows the direct operating costs for the convenience from the 2014/15 financial budget, i.e. utilities and rates.

5.4 Savings from the public conveniences located in Tiverton following the transfer to Tiverton Town Council on 14 July 2014.

5.5 This column identifies the associated saving on the 2014/15 budget where the review has resulted in facility closure.

5.6 In previous financial years, the Council has received contribution monies for two conveniences in Tiverton. Now that TTC has taken on these two conveniences, the Council will no longer receive a contribution.

5.7 The Total Saving column shows the total saving against each location as well as any other saving.

6.0 Annexes B and C

6.1 Annexes B and C detail the budget calculations for the next financial year 2015/16, taking into account the savings that have been achieved in 2014/15, as well as including the parish contributions, reduction in partnership payment

and any other associated saving that upon approval of this report will be in place from 1 April 2015.

7.0 Annexes D and E

- 7.1 Annexes D and E details the budget forecast for 1 April 2016 following the recommendations detailed for each Parish, as well as partnership contributions being ceased.

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5.0 Annex A

Forecast for direct savings against 14/15 budget

Description	14/15 Total PC Budget	14/15 Savings from Tiverton sites	14/15 Closed PC(s)	14/15 Partnership Reduction	14/15 Total Savings against Budget
St Lawrence Green Crediton Closes Sept 14	£8,786.43		-£4,393.22		-£4,393.22
Newcombes Field Crediton	£7,207.98				
Market - Tiverton	£20,895.93	-£ 7,472.48			-£7,472.48
Luke St - Bampton	£8,269.08				
Peoples Park Tiverton	£483.65	-£1,509.85		£3,970.00	£2,460.15
Lowman Green Tiverton Closes Oct 14	£12,390.07		-£2,451.26		-£2,451.26
Lower Town Sampford Peverell	£1,399.71				
Phoenix Lane Tiverton Closed July 14	£24,170.70		-£9,138.45		-£9,138.45
Wellbrook Street, Westexe Rec Tiverton	£109.38	-£965.28		£1,900.00	£934.72
Station Road Cullompton	£7,720.61				
Morchard Rd Down St Mary, Nr Crediton	£7,182.78				
Culmbridge Road Hemyock	£2,642.38				
Westexe South Tiverton	£5,736.82	-£2,516.93			-£2,516.93
Parliament Square Crediton	£6,511.77				
Partnership Parish PC'S	£3,470.00				
Refurb of Westexe Rec and deep clean					£8,000.00
O/time budget recharged Paddling Pools	£7,060.00				
Totals	£123,070.00	-£12,464.54	-£15,982.93	£5,870.00	-£14,577.47

6.0 Annex B

Estimated 15/16 Budget figures

Salaries/Vehicles (excl O/Time)	£42,030.00
Maintenance	£2,330.00
Town Council assistance towards running costs Market	£2,000.00
Utilities	£7,268.00
Rates (50% reduction for closed PC's)	£12,647.00
Supplies and Services	£4,000.00
External Cleaning	
Partnership Payments (reduce by half in 15/16)	£3,585.00
Total Direct Costs	£73,860.00
Reduction for Parish Council Income	-£2,130.00
Net Direct Costs	£71,730.00

Budget Savings in 15/16

Budget 14/15	£123,070.00
Estimated Budget 15/16	£71,730.00
Total savings in 15/16	- £51,340.00

6.0 Annex C

Estimated budget 2015/16

					15/16 Supplies & Services	15/16 Contributions	15/16 Income	15/16 Total PC Budget
Description	Utilities	Rates	Cleaning	Maint				
The Green, Closed Sept 14		£468						£468
Newcombes, Crediton	£1,476	£1,750	£2,150	£463	£571			£6,410
Market - TTC Payment				£2,000				£2,000
Luke St - Bampton	£821	£1,145	£1,300	£280	£571	£1,850		£5,967
Lowman Green, Closes Oct 14		£1,200						£1,200
Lower Town, Sandyford Peeverell	£426		£3,111	£66	£571		-£300	£3,874
Phoenix Lane, Closed July 14		£1,984						£1,984
Station Road, Cullompton	£1,553	£1,920	£2,311	£498	£571		-£1,000	£5,853
Morchard Road, Crediton	£934	£2,310	£2,098	£455	£571		-£830	£5,538
Culmbridge Road, Hemyock	£561	£480	£697	£150	£571			£2,459
Parliament Square, Crediton	£1,497	£1,390	£1,941	£418	£574			£5,820
Partnership Contribution(s)						£1,735		£1,735
MDDC Cleaning			£28,422					£28,422
Totals	£7,268	£12,647	£42,030	£4,330	£4,000	£3,585	-£2,130	£71,730

7.0 Annex D

Estimated 16/17 Budgets

Salaries/Vehicles (excl O/Time)	£42,460.00
Maintenance	£2,330.00
Town Council assistance towards running costs Market	£2,000.00
Utilities	£7,490.00
Rates (50% reduction for closed PC's)	£11,447.00
Supplies and Services	£4,000.00
Total Direct Costs	£69,727.00
Parish Council Income	- £14,340.00
Net Direct Costs	£55,387.00

Budget Savings in 16/17

Estimated Budget 15/16	£71,730.00
Estimated Budget 16/17	£55,387.00
Total savings in 16/17	- £16,343.00

7.0 Annex E

	16/17	16/17	16/17	16/17	16/17	16/17	16/17
Estimated 16/17 Budget detail	Utilities	Rates	Mddc Clean	Maint	Supplies & Services	Parish Council Income	Total PC Budget
Description							
The Green, Closed Sept 14		£468					£468
Newcombes, Crediton	£1,520	£1,750	£2,170	£463	£571	-£3,240	£3,234
Market – TTC Payment				£2,000			£2,000
Luke St - Bampton	£850	£1,145	£1,310	£280	£571		£4,156
Lower Town, Sampford Peverell	£440		£3,140	£66	£571	-£2,110	£2,107
Phoenix Lane, Tiverton Closed July 14		£1,984					£1,984
Station Road, Cullompton	£1,600	£1,920	£2,340	£498	£571	-£3,470	£3,459
Down St Mary, Crediton	£960	£2,310	£2,120	£455	£571	-£1,330	£5,086
Culmbridge Road, Hemyock	£580	£480	£710	£150	£571	-£1,250	£1,241
Parliament Square , Crediton	£1,540	£1,390	£1,960	£418	£574	-£2,940	£2,942
MDDC Cleaning staff			£28,710				£28,710
Totals	£7,490	£11,447	£42,460	£4,330	£4,000	- £14,340	£55,387