

COMMITTEE: LUTON EAST AREA
COMMITTEE (CRAWLEY,
ROUND GREEN, STOPSLEY
AND WIGMORE)

DATE: 30TH SEPTEMBER 2004

SUBJECT: PROVISION OF STOPSLEY VILLAGE TOILETS

REPORT BY: HEAD OF WASTE MANAGEMENT

CONTACT OFFICER: MICK WRIGHT 6894

IMPLICATIONS:

LEGAL	<input type="checkbox"/>	COMMUNITY SAFETY	<input type="checkbox"/>
EQUALITIES	<input type="checkbox"/>	ENVIRONMENT	<input checked="" type="checkbox"/>
FINANCIAL	<input checked="" type="checkbox"/>	CONSULTATIONS	<input type="checkbox"/>
STAFFING	<input type="checkbox"/>	OTHER	<input type="checkbox"/>

WARDS AFFECTED: STOPSLEY

LEAD EXECUTIVE MEMBERS(S): COUNCILLOR A STRANGE

RECOMMENDATION(S)

- 1 To review and discuss the issues raised in this Report.

INTRODUCTION

- 2 Members will be aware that consideration of replacing the closed and demolished toilet block in Stopsley Village has been ongoing for some time. Costings have been obtained for placing a system built unit on the location of the old toilet block, in order to minimise connection charges to services. All the services available near the old site.

REPORT

- 3 The costs of placing a system built toilet block on this site varied depending on the Council's choice of procurement option, but if the Council were to purchase the unit and have it cleaned as a part of the current building cleaning contract, this would cost the equivalent of £16,300 p.a. (£6,300 p.a. lease costs spread over 15 years and £10,000 p.a. cleaning and maintenance costs). The suppliers own full maintenance lease costs were quoted in October 2002 as being £1,959 per month or £23,508 p.a. No provision has been made in the Council's revenue or capital budgets for this purchase and ongoing cleaning costs.
- 4 The Street Services Division and the Capital and Assets Management Division have been working jointly on a report on all the public toilets in the Borough. Costings have now been obtained for a series of future options for all the toilets. A report will be made in a future Corporate Directors Management Team meeting, which is likely to result in a report being made to the Council's Executive.
- 5 This report will set out the estimated costs for replacing some of the current 17 public toilet blocks, which will be less than one-off purchases. The least expensive option that has been found is the provision of a block of four single cubicle unisex toilets, which has a current quoted outright purchase price quoted at £72,000. This would have an annual lease purchase cost of £5,200 p.a. over 15 years.

OPTIONS FOR MEMBERS

The Options for Members are:

- To recommend to Corporate Directors Management Team that the option of placing a system built toilet block on the previous Stopsley Village site be considered as a part of the overall consideration of all public toilet provision in Luton
- To recommend that the provision of a system built toilet block be considered as a part of the Council's budget making process for 2005/06

APPENDICES

Appendix A sets out the original quotes obtained from a system built toilet supplier for a replacement of the toilets at Stopsley Village dating from October 2002.

APPENDIX A

STOPSLEY VILLAGE

Current Problems

NO BUILDING

Danfo Recommendation:

TETRAGON 1-2-1

1 DISABLED ROOM, 2 W/C'S & 1 URINAL

Notes:

Ideal location on site of demolished toilet

COSTINGS

Outright Purchase:

***STOPSLEY VILLAGE SITE 85 000**

Lease Maintenance Option 15 years: (including cleaning and maintenance)

STOPSLEY VILLAGE SITE 1959 PER MONTH

* Please note costing includes supply delivery and installation, but does not cover connection.