

Preliminary Assessment of the Car Park Public Toilets

Part 2

Discussion Paper (30th June 2019)

SPC Premises Committee Working Party

1. Introduction

A working paper entitled the '*Preliminary Assessment of the Car Park Public Toilets*' was published on the 22nd June 2019 and forwarded to all SPC Premises Committee members for their information. On Thursday 27th June 2019 a further visit to the public toilets and bus shelter was undertaken by the Premises Working Party consisting of Councillors G. Sullivan, M. Bissett-Powell and T. Cree. This discussion paper builds on the information that was previously published and presents further proposals for discussion at the SPC Premises Committee meeting to be held on Tuesday, the 2nd July 2019.

2. Main Findings and Proposals for Action

Certain features of the Steyning car park public toilets are not fit for purpose for a town that is actively trying to promote increased visitor numbers and tourism. The Director of SSALC, Trevor Leggo, recently highlighted the fact that public toilets were a major factor in visitor rating of tourist destinations. Upgrading the central car park public toilets is therefore considered to be a priority with a phased introduction of works. Due to the fact that there is no Premises committee meeting in August some projects will need to be delayed until the medium-term because of the requirement for the Premises Committee to receive and assess quotations. The proposals below are open for discussion.

(a) Short-Term Projects (4 - 8 weeks)

(i) Steam clean urinal, large unisex and ladies toilets. A quotation for this work of £235 has been received from the Kitchen Cleaning Group who recently undertook similar work covering the Steyning Centre kitchens to a high standard. It is not known if the rear toilet has been included in this quotation but because of its infrequent use (monthly) and the urgency for action it may be best not to delay the other steam cleaning work at this time.

(ii) Repair of guttering to the rear of the toilet block. A quotation for this work has been received from T C Maintenance at a cost of £113.00. The gutter is currently broken in numerous locations and is in urgent need of repair.

(iii) Replacement of existing door to the rear toilet. A quotation of £462.43 has been received from T C Maintenance for this work including repairs to the door frame. However the quotation was for a fire door and a quotation is now being sought for a lower specification door. In addition consideration might also be given to fitting a standard Engaged/Vacant lock to allow occupancy of this toilet to be more easily recognised. At present this toilet is under-utilised and serious thought has been given to a means of providing public access to this toilet 365 days per year.

(iv) Replacement of light fitting in the Mens Urinal

(b) Medium-Term Projects (9 - 26 weeks)

(i) Fitment of hinged heavy duty toilet seats to three existing stainless steel toilets. The seats should be, as far as possible, vandal proof and be fitted to the existing stainless steel toilets. If that proves to be impracticable then the three stainless steel toilets may have to be replaced with suitable alternatives similar to the one observed at the Crematorium.

(ii) Fitment of a men's urinal within the large Unisex toilet in the current mirror location and relocation of the mirror. The urinal should be of identical design to those located in the current men's urinal. The objective is to provide a clearly visible alternative for men to use and thereby reduce the level of soiling of the current and future toilet seat.

(c) Long-Term Projects (27 - 52 weeks)

(i) Expand utilisation of the Rear Toilet by its integration into main toilet block via an internal access via the Mens urinal or an external access via a protected pathway.

3. Rear Toilet

The Rear Toilet is only utilised at the time of the monthly Farmers Market. The reason for this situation is that during the Farmers Market car parking is forbidden and so there is no danger to pedestrians accessing the rear toilet. At other times it is considered that the flow of traffic is a health and safety risk. This is a significant waste of a valuable asset because if it could be brought into full time use it would increase the capacity of the current facilities.



The toilet seat requires upgrading but the toilet facility as a whole is of acceptable appearance and has a compact feel. Two possible access options are under review for this medium to longer term project:

(i) Access via a protected pathway: Installing a rear pathway has been one of the considerations in relation to the installation of an ATM in part of the large unisex toilet. Installing such a pathway would result in the loss of at least one parking space where the 4 x 4 vehicle can be seen in the photograph. The loss of a single parking space is to be regretted but it would mobilise a redundant resource that must have cost thousands of pounds to install. The pathway with protective railing would probably have to extend out to the edge of the manhole cover along the full length of the building.



(ii) Access to Rear Toilet via the Mens urinal: The advantage of this option is that it would upgrade the urinal to a full Mens toilet. It would also avoid the loss of a car parking space and the need to construct a protected pathway at the rear of the building.



The current disadvantage of this option is that the caretaker store contains the water heating system and other equipment that makes access to the Rear toilet problematic without significant works. Creating door access between the store and the rear toilet would require building works to undertaken but it does seem to be feasible. The caretaker cleaning equipment could be relocated to a cupboard in the large Unisex toilet.

4. Ladies Toilet

The Ladies toilet is located at the eastern end of the bus shelter/toilet block and it is therefore highly visible and accessible to residents, visitors and tourists.



In common with the other two toilets (Unisex and Rear) the current seat design is unacceptable and will need to be replaced with a heavy duty folding seat without delay. Being clearly identified as a Ladies toilet it is less likely to be impacted by male soiling although no doubt that does occur from time to time. The layout of the stainless steel fitments is acceptable because the scale seems to fit the size of the room. A caretaker inspection pad on the inside of the door shows no record of visits but that may not necessarily indicate that visits are not made. A simple wedge would allow a male cleaner to keep the door open during inspection and cleaning.



5. Gutter Repair

The gutter to the rear of the bus shelter is broken in a number of places and needs replacement and repair without delay. It is not clear what exactly caused the multiple breakages but it would seem that the quality of the original material might not have been adequate. A quotation for replacing the gutter has been received from T C Maintenance and the cost is £113.00.

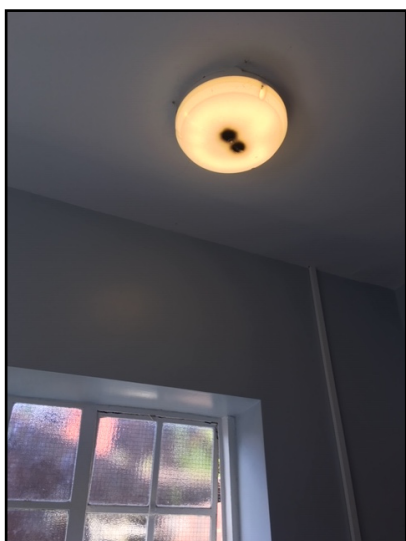


6. Miscellaneous

The open storage area to the rear of the bus shelter has now been cleared of the majority of litter and debris. A small amount of clearance is still required to remove some bricks and a wooden frame. The two photos show the before and after situation.



The light fitment in the Mens Urinal needs replacing whilst the frame and the door locking system on the main Unisex toilet needs to be repaired in due course



Councillor Bissett-Powell considered that the waste bins used in the toilets were inadequate and that consideration might be given in the future to a more industrial type unit. The pedal operated waste bin below was located in the Crematorium toilet and had significant capacity.



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30th June 2019