

Preliminary Assessment of the Car Park Public Toilets

Part 3

Discussion Paper (12th August 2019)

SPC Premises Committee Working Party

1. Introduction

Two previous SPC Premises Committee discussion papers (Part 1 & Part 2) have been written (22nd and 30th June 2019) in relation to the condition of the High Street public toilets. The content of those reports covered an overall assessment of the existing situation, identification of shortcomings and preliminary proposals for improvement.

This paper fills in the few remaining gaps in the information base and makes final short-term, medium-term and longer-term recommendations for remedial works. It is felt that an improvement in the existing toilet facilities will make them more hygienic and more acceptable to residents, visitors and tourists alike thereby helping to make the historic High Street an attractive place to visit, spend money and thereby support the High Street businesses and Steyning's economy.

2. Works already undertaken

Since the last paper was produced on the 30th June 2019 remedial works have been undertaken as follows:

- (i) The rotting door of the rear toilet has been replaced, has been painted green and has had a new vacant/occupied indicator added. This work is now considered to be complete.
- (ii) The broken guttering at the rear of the toilet block has been replaced. However the fall on the gutter appears to be unsatisfactory and the support fittings will have to be repositioned.
- (iii) The bus shelter, Ladies toilet, Unisex main toilet and Mens urinal have all been steam cleaned. This work is now considered complete until the next steam cleaning is required.
- (iv) A short-term fix has been undertaken to the door of the main Unisex toilet. However after many alterations over the years the locking indication system and door frame are considered sub-standard and give uncertainty to the occupant as to whether the door is safely locked or not. Further work is therefore required.
- (v) The burnt light fitting in the mens urinal has yet to be replaced.

3. New Information

3a Toilet Seat and Cover

As identified in previous reports the stainless steel toilets fitted in the Rear toilet, Ladies toilet and Unisex toilet are unacceptable from a hygiene and user point of view. Over the

years these facilities must have left visitors with a very negative memory of Steyning whilst it is reported that many Steyning residents refuse to use them.

It is fully appreciated that vandalism is a recurring theme in public toilets throughout the country and that may be why these stainless steel units without a hinged seat or cover were fitted. However heavy duty seats and covers are produced for use in prisons and high use locations and their cost is not excessive should they need to be replaced. Seats fitted to a stainless steel base were not initially easy to find on the internet but fortunately they are currently installed in the MPF Changing Rooms, as shown in the photos below.



It has yet to be confirmed if the seats are heavy duty but the photographs do demonstrate how relatively attractive they are compared to the plain stainless steel units in the car park toilets. Discussions will no doubt be necessary as to whether or not a toilet cover is required. My personal view is that a cover encourages male users to lift the whole seat when urinating and this may reduce soiling of the seat itself.



The question now is whether or not the seat hinges can be successfully retrofitted to the existing stainless steel body. We should therefore seek a quotation and advice from a local builder or plumber that will allow us to proceed to the next stage. Online research has identified a number of potential suppliers:

Saville Stainless

<http://savillestainless.co.uk/prisons/w-c-pans/w-c-pan-with-rear-extension-806.html>

Bemis AntiVandal Toilet Seat

<https://www.bes.co.uk/bemis-anti-vandal-toilet-seat-white-16194>

Washware Essentials

<https://www.washwareessentials.co.uk/stainless-steel-toilets>

Washware Essentials

<https://www.washwareessentials.co.uk/stainless-steel-toilets/back-to-wall-toilet-abtwp>

3b Stainless Steel Urinal for Unisex Toilet

The Unisex toilet is clearly for use by males and females as well as for disabled users of both sexes. The concept of locating a urinal in the Unisex toilet is an attempt to reduce the soiling of the toilet seat. It is hoped that the installation of a single stainless steel urinal would become the obvious focus of a male simply wishing to urinate and that would thereby help to reduce soiling.



A counter argument would be that the sight of the urinal would be off-putting to female users and further consultation is required on that issue. However there is already a purpose built Ladies toilet that most females will use and those who have no option but to use the Unisex toilet may understand the beneficial reason for its installation. In the meantime a quotation should be obtained for the fitment of a urinal in the Unisex toilet that would be located where the mirror is currently fixed. That location should facilitate connection to the existing drainage system.

Recommendations

1. Short-Term (2019)

(a) Heavy duty toilet seats and covers should be retrofitted to the the three existing stainless steel toilet units in the Ladies, Unisex and Rear toilets located at the Bus Shelter car park. Competitive quotations should be sought from qualified builders and plumbers as soon as possible. After the the quotations have been properly evaluated the selected contractor should undertake the work without delay. It is believed that this work will have a positive impact on residents and visitors alike and will lead to a higher utilisation and appreciation of those facilities.

2. Medium-Term (2020)

(a) After sufficient time has elapsed it should be possible to determine whether or not the fitment of a single stainless steel urinal in the Unisex toilet is still required. An allowance in the 2020/2021 SPC Annual Budget will therefore be required for this work. Competitive quotations will be sought from qualified builders and plumbers. After the quotations have been properly evaluated the selected contractor would undertake the work in 2020.

(b) The existing Rear toilet is currently underutilised because vehicle movement within the car park precludes safe access to the facility. The Rear toilet is therefore invariably locked and therefore a toilet that cost thousands of pounds to install is currently redundant. The two options available to bring that facility back into use will require significant funding. The first option is to create a protected pathway to the rear of the bus shelter. The second option is to create access through the Mens urinal via the caretakers room. Both options will require careful consideration and competitive quotations will be required to determine which is the preferred option. An allocation for funding should be included in the 2020/2021 SPC Annual Budget.

3. Longer-Term (2020/2021)

(a) None identified at present.

Trevor Cree
SPC Premises Committee Working Party
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