

REPORT TO EXECUTIVE

DATE	10th December 2013
PORTFOLIO	Resources
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ASSET MANAGEMENT – PUBLIC TOILET PROVISION**PURPOSE**

1. To report on current provision of toilet facilities in the Borough and outline proposals for future action.

RECOMMENDATION

2. That Executive approve the closure of the public toilets at Colne Road (Queensgate) adjacent to the bus depot, Briercliffe Road adjacent to the hospital, East Street in Hapton and reduced opening hours for the toilets at Padiham Town Hall.

REASONS FOR RECOMMENDATION

3. To promote the ongoing review and rationalisation of toilet provision across the Borough to reduce costs.

SUMMARY OF KEY POINTS

4. The Council last reviewed toilet provision in April 2004 following which a number of the less well used and inadequate toilet blocks, Accrington Road, Manchester Road, Thursfield Road, Lee Street, Cliviger and Duke Street (Harle Syke) were closed.
5. Since this time the Council has concentrated upon providing modern accessible toilet accommodation in the most heavily used locations. Examples include the new toilet blocks at Towneley Hall, Memorial Park, improvements to facilities at Queens Park and Burnley Bus Station.
6. Despite this investment there remain a number of old, outdated and inappropriately located conveniences where problems exist both in respect of inappropriate use and vandalism.
7. Toilets in parks are managed by Green Spaces and their use and development therefore needs to be considered in the context of their setting within the park, public usage of the same and the use of adjoining facilities such as bowling greens and

tennis courts.

8. The standalone blocks are managed separately by Facilities Management and in the main are not associated with adjoining public assets with the exception of the toilets at Padiham Town Hall which are used in conjunction with the adjoining Library.
9. In March 2011 a report to Better Services Scrutiny proposed that subject to consultation with Ward Councillors and subsequent approval by the Executive that three toilet blocks be considered for closure in the short term – Colne Road (Queensgate) adjacent to the bus depot (problems with antisocial behaviour), Briercliffe Road adjacent to the hospital (vagrants sleeping in the disabled toilets, antisocial behaviour) and East Street Hapton (anti social behaviour, graffiti). Of these three, only the second has disabled access and whilst no complaints have been received about disabled access to the other two, the costs involved in making them compliant would be prohibitive.
10. Given the nature of three sites concerned there is little prospect of planning consent for any alternative use being granted. Following closure therefore the blocks in question would either be cleared or offered for sale to adjoining landowners.
11. Problems have also arisen in respect of the misuse of the public toilets at Padiham Town Hall (anti social behaviour, graffiti and vandalism). The outright closure of these toilets would be problematic due to their use in conjunction with the adjoining Library hence the suggestion to reduce their opening hours to align more closely with the same.

FINANCIAL IMPLICATIONS AND BUDGET PROVISION

12. Closure of the three blocks and reducing the opening times at the Town Hall site would generate savings in the order of £15,000 relating directly to cleaning and opening costs with further savings likely on maintenance, services and staff time recharges. It would also enable the Council to concentrate its limited resources on improving and maintaining the remaining facilities. The current contract for cleaning and opening the sites is due for renewal on 1st April 2014.

POLICY IMPLICATIONS

13. There are no specific policy implications however ongoing review of toilet provision is consistent with the principles of good asset management.

DETAILS OF CONSULTATION

14. None.

BACKGROUND PAPERS

15. None

FURTHER INFORMATION

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ALSO:

Colin Hill – Ext 3329.

Plan for identification purposes only (not to scale).

Colne Road (Queensgate) adjacent to the bus depot,



Briercliffe Road adjacent to the hospital



East Street, Hapton



Padiham Town Hall Toilets, Padiham

