



ADUR & WORTHING
COUNCILS

Adur Cabinet Member for Leisure &
Environment and
Worthing Cabinet Member for
Environment

Ref No: JAW/008/23-24

Date: 7 September 2023

Decision to be taken on or after
15 September 2023

Key Decision: Yes

Ward(s) Affected: Central

JAW/008/23-24 Reconfiguration and refurbishment of existing public conveniences, including provision of new Changing Places to High Street Multi-Storey Car Park in Worthing

Report by the Director for Sustainability & Resources

Executive Summary

1. Purpose

- 1.1. Following a review of the existing public convenience facilities in Worthing, on a priority lead basis it has been agreed to progress with the refurbishment of the existing male, female and accessible public conveniences located at the rear of High Street Multi-Storey Car Park, adjacent to the entrance into the Guildbourne Centre.
- 1.2. This work will provide multi sex facilities and a new Changing Places unit to align with the requirements of the Equalities Act.

2. Recommendations

- 2.1. To approve the award of a contract to the successful tenderer, Mountjoy Ltd to undertake the refurbishment of the public

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conveniences and construction of the Changing Places facility for the sum of £385,085.84.

- 2.2. There is a contribution of £100,000 granted from central government included in the capital funding to support the scheme.
- 2.3. Due to a grant funding deadline of March 2024 for the Changing Places element, it is necessary to approve the award as soon as possible.

3. Context

- 3.1. A condition survey of the main Worthing Public Conveniences was undertaken in December 2021 and the High Street Multi-Storey Car Park public conveniences were found to be out of date, tired and not meeting current day standards.
- 3.2. It was agreed that the facilities at High Street Multi-Storey Car Park were the highest priority public conveniences requiring refurbishment. A major internal overhaul was recommended to bring all facilities up to a good standard of finish.
- 3.3. A separate access audit was undertaken alongside the condition survey and the report recommended improvements to the existing signage, reconfiguration of the Accessible WC layout to meet current guidance for independent use and upgrading the existing defective assistance alarm system.
- 3.4. High Street Multi-Storey Car Park WC is a large facility and it was recognised that the existing layout potentially offered enough scope to be redesigned to accommodate a Changing Places facility whilst also retaining an Accessible WC cubicle and Male & Female facilities.
- 3.5. Following the successful grant application the council secured funding for the provision of a Changing Places facility, it was agreed that this location, being central within the Town, could be combined into the refurbishment project.
- 3.6. The preferred option selected is to reconfigure and refurbish the existing public conveniences to provide a Changing Places facility, a unisex Accessible WC cubicle, a unisex parent and baby WC cubicle, 3 gender neutral cubicles, 2 female cubicles, 1 male cubicle and a WC with 6 No urinal bowls. This proposal has now received planning permission.

3.7. The works were procured via an open tender using the Delta procurement portal and tenders were received from 2 contractors. These were evaluated by 2 council officers on a quality and cost basis. Mountjoy Ltd achieved the highest scores in terms of both quality and cost.

4. Issues for consideration

4.1. A feasibility study was prepared that considered 4 options and these were discussed and reviewed in consultation with key stakeholders and Cllr Wells.

4.2. Following these discussions it was decided that option B was the preferred solution as it addresses concerns relating to the Equalities Act for gender neutral facilities and in addition it provides dedicated parent and baby/child facilities and reduced maintenance issues relating to ASB.

5. Engagement and Communication

5.1. In addition to consultation with Cllr Wells and other key stakeholders, planning approval has been obtained and the key recommendations from Sussex Police will be implemented where practicable.

5.2. Building Regulations approval has also been submitted and is awaited.

5.3. Discussions have also taken place with the Council's Estates Team regarding obtaining permission in the form of a licence from the tenant to alter the paved areas within their demise to achieve level access to the new facilities. The Estates Team are now in negotiations with the tenants solicitor to obtain this agreement.

6. Financial Implications

6.1. The project is expected to cost £435,000 including all professional fees associated with the project

6.2. The Council currently has budgets for the refurbishment of public toilets of £310,900 leaving a shortfall of £124,100. It is proposed that this shortfall will be financed by as follows:

- £13,460 from the equalities act improvement budget;
- £21,260 from the replacement wallgate unit which is expected to

- underspend and
- £89,380 from the Montague Street property improvement budget which remains unused.

The budget virements are due to be formally approved by the Worthing Joint Strategic Sub-Committee on the 14th September.

- 6.3. £100,000.00 of funding towards this scheme is being provided through a Changing Places grant that the council has secured. If the project is not delivered by the end of March 2024, then it is likely that the £100k grant funding for the Changing Places element will be withdrawn.

7. Legal Implications

- 7.1. Under Section 111 of the Local Government Act 1972, the Council has the power to do anything that is calculated to facilitate, or which is conducive or incidental to, the discharge of any of their functions.
- 7.2. S1 of the Localism Act 2011 empowers the Council to do anything an individual can do apart from that which is specifically prohibited by pre-existing legislation.
- 7.3. Section 3(1) of the Local Government Act 1999 (LGA 1999) contains a s1 Local Government (Contracts) Act 1997 confers power on the Council to enter into a contract for the provision of making available assets or services for the purposes of, or in connection with, the discharge of the function by the Council.
- 7.4. The award of the contract is to be compliant with the Councils' contract standing orders. Any expenditure of Grant Funding must be spent in accordance with the Grant Funding terms and conditions.

Background Papers

Existing and Proposed layout plans.

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Sustainability & Risk Assessment

1. Economic

- The financial cost of the contract from the capital budget
- The potential for economic growth; better facilities are likely to encourage visitors, particularly user groups requiring a Changing Places facility when they visit Worthing.
- Anticipated to be reduced maintenance costs and repairs associated with ASB

2. Social

2.1 Social Value

- Providing improved toilet facilities for user groups requiring a Changing Places facility and accessible, parent and baby toilet facilities.
- Provision of gender-neutral toilet facilities will be available for all in the community meeting the councils obligations under the Equalities Act.

2.2 Equality Issues

- A new parent and baby cubicle will allow better equality for parents, allowing a mother and father to enter the same facility with the baby or young child.
- New gender-neutral toilet cubicles will allow all persons to access a facility.
- The new accessible toilet will meet current guidance for independent use where the existing facility does not.
- The new Changing Places facility will open this part of Worthing up for user groups requiring such facilities.
- An EQIA has been completed for the project.

2.3 Community Safety Issues (Section 17)

- Providing better facilities for staff to clean and maintain - the design allows for greater service access and if a facility is out of use it is only likely to prevent use of one cubicle rather than a whole facility.
- The new facilities have been designed to be vandal resistant.

2.4 Human Rights Issues

- To be sensitive to all genders by the introduction of gender-neutral facilities.
- To be sensitive to the requirements of disabled user groups by provision of a new accessible toilet and Changing Places facility, both designed to current guidance and good practice.

3. Environmental

- The use of energy-efficient equipment, including low-energy LED lighting and low impact hand wash stations where possible.

4. Governance

- The refurbishment of the existing facilities aligns with the Councils' priorities and desire to provide suitable and modern facilities in the town centre.
- The refurbishment includes removing existing redundant pipework and therefore reducing the Council's risk of Legionella.
- The refurbishment includes the safe removal of existing asbestos-containing materials from service voids reducing the Councils risk of managing and maintaining such materials.