

## **Report to the Cabinet**

**Report reference:** C-063-2012/13  
**Date of meeting:** 4 February 2013



**Portfolio:** Corporate Support Services  
**Subject:** Proposed Refurbishment of Bakers Lane Toilets, Epping.  
**Responsible Officer:** Chris Pasterfield (01992 564124).  
**Democratic Services Officer:** Gary Woodhall (01992 564470).

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### **Decisions Required:**

- (1) That the Council agree to additional capital expenditure of up to £85,000 plus vat for the refurbishment of Bakers Lane, Epping public toilet block subject to a contribution of £50,000 from Essex County Council towards the provision of disabled and changing places facilities; and**
- (2) That a supplementary District Development Fund estimate in the sum of £21,000 be recommended to the Council for approval to relocate The Superloo in Bakers Lane, Epping to Buckhurst Hill.**

### **Executive Summary:**

The Council have been considering the provision of public toilet facilities for some time since taking the opportunity to serve a notice to terminate the ATC(automatic toilet) leased from JC Decaux in Buckhurst Hill. The ATC in Buckhurst Hill does not have full disabled access and costs £18,000 per annum to lease from JC Decaux. By replacing this with the superloo from Bakers Lane, Epping the Council will save £18,000 per annum and have a toilet with full disabled access. The cost of moving the superloo to Buckhurst Hill has been estimated at £21,000 plus vat. The net cost of £35,000 will be met from capital resources and the £21,000 from The DDF making £56,000 expenditure to carry out this work. This money would be recouped in just over three years by the saving of the ATC rental of £18,000 per annum.

### **Reasons for Proposed Decision:**

To provide high quality public toilet provision within the District with full disabled access.

### **Other Options for Action:**

To keep the superloo in Baker Street, Epping and provide a new superloo in Buckhurst Hill at a cost of at least £18,000 per annum.

### **Report:**

1. Essex County Council have capital money to spend in this financial year's budget for changing places disabled toilet facilities. Changing places facilities are for severely disabled people and their carers to use and incorporate devices such as lifts and hoists. The nearest changing places from Epping is 22 miles away.

2. Epping Town Council have indicated that if the refurbishment of the toilet block is approved by the District Council then they will look to approve the Town Council taking over responsibility for running and maintaining the block in the future. This would need to be agreed as a prerequisite before EFDC commenced work.

**Resource Implications:**

Initial capital provision of £35,000 to provide an annual revenue saving to Council after three years. The project would be managed by in house resources.

**Legal and Governance Implications:**

A new agreement would need to be signed between the District Council and Epping Town Council.

**Safer, Cleaner and Greener Implications:**

Existing toilet facilities would be greatly improved with safer disabled access.

**Consultation Undertaken:**

Expert advice sought from external surveyors.

**Background Papers:**

None.

**Impact Assessments:**

Risk Management  
No risks identified.

Equality and Diversity  
The refurbishment of the toilet block and moving of the superloo to Buckhurst Hill will provide safer access and greatly improved disabled facilities in these locations.

*Did the initial assessment of the proposals contained in this report for relevance to the Council's general equality duties, reveal any potentially adverse equality implications?* No

*Where equality implications were identified through the initial assessment process, has a formal Equality Impact Assessment been undertaken?* No

*What equality implications were identified through the Equality Impact Assessment process?*  
That disabled facilities could be greatly enhanced by this scheme.

*How have the equality implications identified through the Equality Impact Assessment been addressed in this report in order to avoid discrimination against any particular group?*  
Not applicable.