



Committee Name: Mousehold Heath Conservators

Committee Date: 17/06/2022

Report Title: Public toilet provision at Gurney Road car park

Report from: Parks and open spaces manager

Wards: Crome/Catton Grove

OPEN PUBLIC ITEM

Purpose

To decide on the provision of public toilets at Gurney Road public car park adjacent to the pavilion.

Recommendation:

To review the onsite toilet facilities available to the public as per management plan objective highlighted in the 10 the year programme year 2021-22 Project specification ARO1/02 PUBLIC TOILET REVIEW.

Policy Framework

The Mousehold Conservators Mousehold Heath management plan 2019-2028 has eight objectives, which are:

- A) To ensure Mousehold Heath is a welcoming place for people to visit.
- B) To protect Mousehold Heath and ensure that it is a safe and secure place to visit.
- C) To ensure that Mousehold Heath is clean and well maintained.
- D) To manage Mousehold Heath in a way that has a positive impact on the environment.
- E) To improve habitats and the natural environment for wildlife to enhance the biodiversity of Mousehold Heath.
- F) To safeguard the historic landscape, archaeological features and buildings of Mousehold Heath.
- G) To provide opportunities for local communities to be involved in all aspect of our work.
- H) To promote Mousehold Heath to increase awareness, knowledge, understanding and a sense of pride.

This report meets the objective(s):

- A) To ensure Mousehold Heath is a welcoming place for people to visit.
- C) To ensure that Mousehold Heath is clean and well maintained.
- F) To safeguard the historic landscape, archaeological features and buildings of Mousehold Heath.

Report Details

1. The toilets were constructed in 1901 from timber and brick with a pitched tile roof, cover an area of approximately 27m² and provide one male toilet, one female toilet and one disabled toilet, they have a water supply and mains drainage.
2. The Norwich Society, looked into the history of the building, identifying the pavilion and toilet blocks as locally listed, protecting and restricting any future modification to the outside look of the buildings.
3. As you would expect from a wooden constructed building on going repairs have been undertaken over the years, mainly the replacement of wooden panels and roof tiles in keeping with the original design.
4. The facilities available are basic, intended for low use and with this in mind, it was thought fit to include a review within the first management plans 2008-2013 and 2013-2018, ref below
 - Replace existing toilet facilities or refurbish to a higher standard, and provide access for disabled users. Improve site signage identifying the location of the toilets.
5. This objective was reviewed by committee at the time, within both management plan time scales.
6. Members agreed to keep the toilets open to the public as a basic facility and to carry out repairs needed as and when necessary.
7. A new updated management plan has now been adopted to cover a period of ten years 2019-28. Within this plan a review is to be undertaken regarding the future provision of this facility in year 2021-22, ref Appendix 1.

Responsibilities.

8. The Mousehold Heath Conservators are responsible for the maintenance of the public toilets, located adjacent to the public car park and the pavilion at Gurney Road.
9. The internal and external condition to the buildings is very poor and work is needed to fully redecorate the external paintwork, including the replacement of roof tiles and sections of wooden paneling and to recoat exposed concrete floors.

Future options.

1. The facilities can be open to the public and available at the current standards retaining them as they are currently, Men's, Women's and Disabled.

Pros:

The availability of an onsite low use public facility.

Cons:

A basic provision

2. Close all facilities with no provision to the public.

Pros:

No financial obligations to provide a facility, savings on contract obligations for cleaning and maintenance of facility.

Cons:

No facility available to the public, volunteer, school, corporate volunteer activities.

What to do with redundant buildings.

Financial implications for maintenance and repair costs as they are locally listed.

3. Carry out refurbishment works to raise standards to how they stand now.

Pros:

Provision of a higher standard facility.

Cons:

Financial implications for works to upgrade to a higher standard for a low use facility.

4. The provision of a mixed gender layout including baby changing and disabled access, these works would include:

- The closure of the Women's toilet block converting it into a secure tool and equipment store for the wardens.
- The conversion of the Men's toilet block into mixed gender including baby changing facilities.
- Refurbishment of the Disabled toilet.

Pros:

The upgrading of standards with the inclusion of baby changing facilities.

The adoption of a secure store.

Cons:

The costs involved to carry out alterations for the upgrading works for the provision of a low use facility.

Eco toilet option

10. There was a proposal to investigate the provision of an Eco based/compostable provision but due to the proximity to the restaurant it was thought inadvisable due to fumes from the outlet pipes being a health issue. Also, a compostable toilet would have to accommodate a new contractor for the emptying and responsible disposal of waste on a daily basis, increasing the overall maintenance costings that would have a significant impact on finances available.

Recommendation

11. To authorise the costing for option four as a preferred way forward, agreed at the Subgroup meeting held 29-11-21 and approach our new contractor NCSL for a formal quotation for the works needed for completion. A formal quotation for the options has not been received yet, potentially due to Norse property services being brought back in-house to Norwich City Council on 1st April 2022.
12. It would also be advisable for a member of their project team to report back to committee each quarter with an update on the progress made regarding the development of the project to its conclusion.

Project ref code	AR01/02	Project title	Public toilet provision review																		
Brief description																					
To review the toilet provision to determine if the toilets will be retained and if so are improved and managed in the future																					
Proj lead	POSM	Delivered by	POSM, MW							Budget code											
Years active										Months active											
19/20	20/21	21/22	22/23	23/24	24/25	25/26	26/27	27/28	28/29	A	M	J	J	A	S	O	N	D	J	F	M
Approved by	Household Conservators							Approval date	15/06/18		Priority	Must									
Project aims																					

1. To make a decision on retaining the toilet block or not.
2. To explore the options for the management of the toilets.
3. If the toilets are retained to put in place a refurbishment programme.

Detailed project description

1. The detailed project description will be developed as part of the scoping work for this project.

Links to additional information

Project map/plans

Consultation

13. None

Implications

Financial and Resources

14. Any decision to reduce or increase resources or alternatively increase income must be made within the context of the council's stated priorities, as set out in its Corporate Plan and Budget.
15. There are no proposals in this report that would reduce or increase resources at this time

Legal

16. None

Statutory Considerations

Consideration	Details of any implications and proposed measures to address:
Equality and Diversity	None
Health, Social and Economic Impact	None

Consideration	Details of any implications and proposed measures to address:
Crime and Disorder	The Mousehold Wardens will continue to work with Norfolk Constabulary to ensure that the Heath is a safe place to visit
Children and Adults Safeguarding	Safeguarding is a priority for the Mousehold Wardens, and they will continue to signpost vulnerable individuals to the services that they require
Environmental Impact	The Mousehold Wardens will continue to improve habitats and the natural environment for wildlife to enhance the biodiversity of Mousehold Heath.

Risk Management

There are no risks associated with this report

Other Options Considered

None

Reasons for the decision/recommendation

To decide on the provision of public toilets at Gurney Road public car park adjacent to the pavilion.

Appendices: None

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