

This information is available free of charge in electronic, audio, Braille and large print versions, on request.

For assistance in understanding or reading this document or specific information about this Agenda or on the "Public Participation" initiative please call Democratic Services on 01629 761133 or e-mail [committee@derbyshiredales.gov.uk](mailto:committee@derbyshiredales.gov.uk)

20 April 2018

To: All Councillors

As a Member of the **Council**, please treat this as your summons to attend a **Special meeting** to discuss Public Conveniences on **Monday 30 April 2018 at 6.00pm in the COUNCIL CHAMBER, TOWN HALL, MATLOCK.**

Yours sincerely



Sandra Lamb  
Head of Corporate Services

## AGENDA

### 1. APOLOGIES

Please advise Democratic Services on 01629 761133 or e-mail [committee@derbyshiredales.gov.uk](mailto:committee@derbyshiredales.gov.uk) of any apologies for absence.

### 2. PUBLIC PARTICIPATION

To enable members of the public to ask questions, express views or present petitions, **IF NOTICE HAS BEEN GIVEN**, (by telephone, in writing or by electronic mail) **BY NO LATER THAN 12 NOON OF THE WORKING DAY PRECEDING THE MEETING.**

### 3. INTERESTS

Members are required to declare the existence and nature of any interests they may have in subsequent agenda items in accordance with the District Council's Code of Conduct. Those interests are matters that relate to money or that which can be valued in money, affecting the Member her/his partner, extended family and close friends. Interests that become apparent at a later stage in the proceedings may be declared at that time.

**Page Nos.**

### 4. REVIEW OF PUBLIC CONVENIENCES – FINAL REPORT (2)

**3 - 30**

To receive a follow up to the final report of an internal working group, which has reviewed the provision of public conveniences, and consider an update on previous decisions relating to charging for use; feedback on the outcome of public consultation and the recommendations on the closure of facilities.

**NOTE**

For further information about this Agenda or on “Public Participation” call 01629 761133 or e-mail [committee@derbyshiredales.gov.uk](mailto:committee@derbyshiredales.gov.uk)

**COUNCIL  
30 APRIL 2018**

Report of the Head of Corporate Services

---

**REVIEW OF PUBLIC CONVENIENCES – FINAL REPORT (2)**

**PURPOSE OF REPORT**

This is a follow up to the final report of an internal working group which has reviewed the provision of public conveniences. The report provides an update on previous decisions relating to charging for use; feeds back on the outcome of public consultation, and makes recommendations on the closure of facilities.

**RECOMMENDATION**

- 1 That progress on the transfer of toilets at Ashford and Wirksworth and the lease of the facilities at Eyam to the respective parish/town councils is noted.
- 2 That progress on installing the charging devices at the 6 locations previously agreed i.e. Ashbourne Shawcroft, Matlock Hall Leys, Matlock Bus Station, Bakewell Granby Road, Matlock, Bath Memorial Gardens and Bakewell Recreation Ground is noted.
- 3 That progress on determining legal title to the facilities at Bonsall and Bradwell is noted and that best endeavours continue with a view to concluding the matter by way of a report to the July meeting of the Community and Environment Committee.
- 4 That the commercial potential of sites at Bakewell Recreation Ground and the Bus Station Matlock be referred to the new Commercial Board for assessment.
- 5 That the effective date of decommissioning and closure of toilets to be debated below is set at 14 May 2018.
- 6 That having regard to the feedback from the recent public consultation exercise the following public toilet facilities are permanently closed and decommissioned for the reasons given in the report and that actions to dispose of the assets following closure are approved as follows:

Site	Action/Future use of Asset	Action timescale
Ashbourne Recreation Ground	Investigate potential for concessions/ alternative uses. Market if suitable. Use as storage or demolish if not.	18 months
Bakewell, Riverside	Investigate potential for concessions/ alternative uses. Market if suitable. Use as storage for ABC if not.	18 months

Site	Action/Future use of Asset	Action timescale
Birchover	That the interest in the property is noted and welcomed but in order to ensure that the Council's statutory obligation is met under Section 123 of the Local Government Act 1972, the land and building are sold for the best price reasonably obtainable, by placing the property on the open market for sale by public auction.	6 months
Cromford	That given the likely Community Asset Transfer with the Cromford Community Centre Association, the facilities are closed temporarily pending transfer	6 months
Darley Dale	That in order to ensure that the Council's statutory obligation is met under Section 123 of the Local Government Act 1972, the land and building are sold for the best price reasonably obtainable, by placing the property on the open market for sale by public auction.	3 months
Matlock Hall Leys, Play Area	<ul style="list-style-type: none"> <li>• Demolish current site</li> <li>• Install temporary single Portaloo type facility</li> <li>• Continue discussions with Matlock Town Council and other interested parties on the potential for a new facility including commercial venture.</li> <li>• Refer project to new Commercial Board to assess the potential for alternative commercial use to incorporate public toilet provision.</li> </ul>	<ul style="list-style-type: none"> <li>• 6 months</li> <li>• 1 month</li> <li>• Ongoing</li> <li>• 3 months</li> </ul>
Matlock Bath, Artists Corner	Refer project to the new Commercial Board to assess the potential for alternative commercial use and/or disposal on open market.	6 months
Matlock Bath, Pavilion	<ul style="list-style-type: none"> <li>• Demolish site and clear area to enable the siting of portable toilets ahead of the Illuminations.</li> <li>• Continue discussions with Matlock Bath Community Interest Company to scope potential for asset transfer (land only) and report back to Community and Environment Committee in due course.</li> </ul>	<ul style="list-style-type: none"> <li>• 18 months</li> <li>• Ongoing</li> </ul>

Site	Action/Future use of Asset	Action timescale
Monsal Head	<ul style="list-style-type: none"> <li>Pursue Community Toilet Scheme at nearby facilities.</li> <li>That the Estates and Facilities Manager be given delegated authority to negotiate, agree and implement a transfer of the facility to the interested party for a use which retains a public toilet facility on the most economically advantageous terms in line with The General Disposal Consent 2003 within 6 months of the date of this decision and should this not be achieved, the asset be placed on the open market for freehold sale by public auction</li> </ul>	<ul style="list-style-type: none"> <li>Ongoing</li> <li>6 months</li> </ul>
Monyash	<ul style="list-style-type: none"> <li>Pursue Community Toilet Scheme at nearby facilities</li> <li>Demolish and landscape site</li> </ul>	<ul style="list-style-type: none"> <li>Ongoing</li> <li>18 months</li> </ul>
Thorpe	<ul style="list-style-type: none"> <li>Retain car park</li> <li>That the interest in the property is noted and welcomed but in order to ensure that the Council's statutory obligation under Section 123 of the Local Government Act 1972 to ensure Council owned land and buildings are sold for the best price reasonably obtainable, the property be placed on the open market for freehold sale by public auction.</li> </ul>	<ul style="list-style-type: none"> <li>Ongoing</li> <li>6 months</li> </ul>

- 7 That progress with sponsorship and signage as approved at the last meeting is noted, and that the location of alternative facilities subject to closure is posted nearby and on the District Council's web site.
- 8 That the draft policy on the provision and recovery of costs for use of public toilets and links with the Events Strategy is approved.

## WARDS AFFECTED

All

## STATEGIC LINK

The provision of public conveniences links to the District Council's Community Strategy, Health and Wellbeing, its aspiration for vibrant Market Towns and a Clean and Green District.

## 1 BACKGROUND

- 1.1 At its meeting on 8 March, Council considered the final report of an internal working group set up to review the provision of Public Conveniences.

- 1.2 Council is reminded that the critical driver for the review is to make significant savings in the cost of providing and maintaining public conveniences to contribute to its savings target of £1m by 2020/21. The Efficiency Plan, prepared in support of the Medium Term Financial Plan was approved by the Council on 5 March 2018 and assumed ongoing annual savings of £240,000 from public conveniences. Forecasted savings which are not realised through the review of public conveniences will need to be found elsewhere and the impact on the delivery of non-discretionary services is potentially high. The recommended focus of debate is therefore on the District as a whole, no matter how compelling a local argument may appear.
- 1.3 Council made a number of decisions at the last meeting which identified the following savings. An updated forecast is given in paragraph 4.1 which takes account of key milestones in this financial year and the level of savings at risk as a result of deliberations on closures.

<b>Initiative</b>	<b>£</b>
Introduction of charges	154,731 pa
Income from car parking charges to support rural conveniences	9,002 pa
Savings in fixed costs from closure of facilities and community asset transfers	34,848 pa
Reduction in repairs in future years	5,000 pa
Cost of advertising car parking order	-800 pa
Potential income from commercial ventures	8,000 pa
Potential income from advertising	2,000 pa
<b>Total Revenue Savings against 2018/19 budget</b>	<b>212,781</b>
Savings against 2016/17 actual, already included in 2018/19 budget (agency staff and repairs)	60,340
<b>Total savings from 2016/17</b>	<b>273,121</b> 58.5%
Capital Receipt from disposal of assets – one off	180,000

## 2. UPDATE ON PREVIOUS DECISIONS

- 2.1 The following table provides an update on progress the decisions taken at the last meeting of the Council on 8 March 2018.

<b>Agreed</b>	<b>Update</b>
That the Community Asset Transfer of the facilities at Ashford in the Water and Wirksworth to the relevant parish and town councils are noted.	Draft terms agreed. Formal transfers being prepared. Active participation on both sides to transfer the facilities.
That the proposed one year lease to transfer the facilities at Eyam to the parish council in return for a 50% contribution towards running costs is noted	Draft lease being prepared. Active discussions on both sides.

<b>Agreed</b>	<b>Update</b>
<p>That charging for use is introduced at the following town centre facilities, open 52 weeks of the year:            Ashbourne Shawcroft            Bakewell, Granby Road            Matlock Hall Leys Park,            Matlock Bus Station            Matlock Bath Memorial Gardens</p>	<p>Tender for charging mechanism agreed and standstill period lapsed. Contract awarded to Healthmatic. Meeting held with contractor on 23 April to agree an implementation plan. The plan will be to install all facilities and programme a go live date once the cash collection contract has been amended and auditing arrangements are in place. A communications plan to inform the public and Councillors, particularly Ward Members, will be put in place.</p>
<p>That charging for use is introduced in the following rural convenience, open 26 weeks of the year            Bakewell Recreation Ground</p>	<p>As above</p>
<p>That the fee for use of the District Council's charged for facilities is set at 20p for 2018/19</p>	<p>Charge incorporated into devices. Multiple coins and contactless. Work on amending the contract for the cash collection service. Audit process to be finalised.</p>
<p>That the facility at Middleton by Youlgreave is retained as a 26 week per year facility during April to October each year without charge.</p>	<p>Facility re-opened at Easter for seasonal period.</p>
<p>That formal consultation is undertaken as required, to consider the amendment of the Off Street Parking Order for the following proposal:</p> <p>That the facilities at Baslow, Over Haddon, and Hartington are retained as rural conveniences and that a 20p levy for car parking spaces and £1 for coach parking, is introduced on the pay and display car parks in those named villages to make a direct contribution to the cost of maintenance.</p> <p>That all monies received through the levy be directed to repairs and improvements at the specific locations listed above.</p>	<p>Action passed to Community and Environmental Services team. Work to place statutory notices now in progress. Estimated live date for charging is July 2018. Income projections have been amended as shown in the financial projections later in the report.</p>

<b>Agreed</b>	<b>Update</b>
<p>That business cases be presented to the relevant Committee in due course to scope the potential to introduce a commercial element at the facilities at the Bus Station, Matlock and Bakewell Recreation Ground.</p>	<p>This element of the review was discussed by the Corporate Leadership Team and it is recommended that the new Commercial Board is asked to assess the commercial potential and next steps.</p>
<p>That the Community Toilet Scheme as set out in Appendix 3 is adopted for use in 2018/19 and that the cost of grant awards is met from the repairs budget.</p>	<p>This has now been passed to the Communications and Marketing Hub for promotion. 7 potential leads were received during the public consultation exercises which have been followed up with more information as requested.</p>
<p>That a 3 week period of public consultation takes place to assess the potential impact of the proposed closure of the following facilities</p> <p>Ashbourne Recreation Ground, Cokayne Avenue  Bakewell Riverside, Agricultural Way  Birchover, Main Street  Cromford, Market Place  Darley Dale, Station Road  Matlock Bath Artists Corner, Dale Road  Matlock Bath Pavilion, South Parade  Matlock Hall Leys Park Play Area,  Knowleston Place  Monsal Head  Monyash  Thorpe, Ilam Road</p>	<p>Consultation now closed, 670 responses have been analysed, the results of which form the basis of further paragraphs to this report.</p> <p>Separate petition to save the Pavilion toilets at Matlock Bath toilets running alongside, organised by local community.</p> <p>Further comments have also been received outside the online consultation which are summarised in Appendix 1.</p>
<p>That having regard to the results of the consultation identified above, a report is presented to the April 2018 meeting of Council to make an informed and final decision on whether or not to close the above facilities and any associated disposals of assets.</p>	<p>Meeting date of 30 April agreed.</p>

Agreed	Update
<p>That the Head of Corporate Services be authorised to continue negotiations with willing partners on the prospect of further Community Asset Transfers on the terms agreed in paragraph 1.2</p>	<ul style="list-style-type: none"> <li>• Since the last meeting a new contact has been received from a representative of the Cromford Community Centre Association. The Association wishes to take over responsibility for the toilets in Cromford and draft heads of terms have been prepared together with the offer of a financial incentive. An update will be given at the meeting on the likelihood of a transfer taking place.</li> <li>• Meeting took place with Matlock Town Council on 16 April to discuss the future potential of children's play area toilets in Hall Leys Park. A summary of those discussions is included in Appendix 3.</li> <li>• Meeting also arranged with interested party regarding the future commercial potential of the children's play area toilets in Hall Leys Park.</li> <li>• Contact made by Matlock Bath Community Development Group to discuss the future potential of the Pavilion toilets, Matlock Bath. A summary of the discussions included in Appendix 3.</li> <li>• Separate expressions of interest came through the consultation exercise on the potential to take over the Monsal Head, Thorpe and Birchover toilet facilities. These may or may not include the future provision of a public toilet. Whilst a Community Asset Transfer is not suitable in these instances preliminary discussions are taking place and are summarised in the site specific paragraphs.</li> </ul>

<b>Agreed</b>	<b>Update</b>
That consultation continues to take place with the staff employed to clean the facilities on the review generally and the potential to move to more flexible working hours.	Meeting planned to update on outcome of review; discuss cleaning standards, and ask for views on future working patterns.
That the Communications and Marketing Hub be requested to include signage, sponsorship and advertising of public conveniences as part of its work plan for 2018/19.	This piece of work has been passed to the Communications and Marketing Hub for development.
That a specification is drawn up to invite tenders to outsource the cleaning of the District Council's public convenience facilities during 2019/20	This will revert to the Community and Environmental Services Section following conclusion of the review.
That as a final step in this review of Public Conveniences, a policy on the provision of public conveniences is drawn up to reflect the final agreed principles of this Review.	Attached for consideration.

### **3. CONSULTATION TO MEASURE IMPACT ON SITES PROPOSED FOR CLOSURE**

- 3.1 A 3 week consultation period took place ending on 3 April 2018 as directed by Council at its last meeting. The purpose of the consultation was to identify the impact a specific closure may have on individuals and to ask for their views on measures the Council may take to mitigate that impact. The survey asked questions in relation to each site proposed for closure and some general questions of all respondents.
- 3.2 670 responses were received. Some of the respondents chose to comment on a single site, whilst others commented on multiple sites. In going through the results it was clear by some of the narrative that comments entered say for site 1 were in fact for say site 5. The analysis has taken account of those factors and the responses adjusted accordingly.
- 3.3 Out of the 670 responses 24% preferred not to categorise themselves. Of those that did, 11% were visitors to the area, 60% were residents, 2% were business owners, and 3% were 'other'. In terms of postcodes, 440 respondents answered this question, 81% of which were from postcodes within the Derbyshire Dales.
- 3.4 Due to the subject matter and the amount of white space to record comments, some responses were viewed as unsuitable for publication and have been disregarded.
- 3.5 At this point it is also worth considering what is meant by 'consultation' and what is expected of the Council in considering the views of others.
- 3.6 It is an accepted principle that in order to be properly understood and accountable, local authorities will want to take into account the views of the public and stakeholders.

Consultation therefore needs to be conducted fairly and outcomes reported openly and considered fully. However consultation is not a referendum and the popularity of draft proposals should not override professional and political judgement about what is the right or the best decision in the circumstances.

- 3.7 The level of, and reasons for, public support or opposition are important, but are considerations to be taken into account, not as decisive factors that necessarily determine outcomes and decisions.
- 3.8 The Council is therefore required to take account of the feedback from the consultation exercise and views expressed in general, as a means of exploring issues and arguments which it might have overlooked. In this case the main purpose of the consultation was to identify potential impact and mitigation measures not simply a vote 'yes' or 'no' for closure. All sites were evaluated against consistent criteria to reach the preliminary position of closure. Those factors should not be ignored.

#### **4. RESPONSE TO CONSULTATION AND UPDATED ASSESSMENT OF POTENTIAL TO CLOSE**

- 4.1 Appendix 1 to the report sets out the responses to the consultation site by site and highlights areas of concern put forward by respondents in terms of perceived impact and mitigation. Appendix 2 sets out more detailed responses, which were received since the last meeting of Council. It is also understood that there is an online petition campaigning to "Save Matlock Bath Toilets". The petition has not been formally directed to the Council. The data needs to be read in conjunction with the assessment of facilities and potential future use considered by Council on 8 March which is reproduced at Appendix 3.
- 4.2 Appendix 3 has been updated to include a summary of actions taken since the last meeting including discussions with interested parties that came forward as part of the consultation to potentially take on responsibility for running public conveniences or showed an interest in the future potential of sites.
- 4.3 Of particular note, the Council will be pleased to note that Cromford Community Centre Association has expressed an interest in a Community Asset Transfer of the facilities on the Market Place. Draft Heads of Terms and a financial offer are being considered.
- 4.4 Discussions have also taken place on the future potential of the toilets in Hall Leys Park, Matlock close to the children's play area with Matlock Town Council and a local business. Formal comments from the Town Council are awaited and will be reported verbally to the meeting.
- 4.5 Private interest has also been shown in the future potential of the sites at Matlock Hall Leys Park, Birchover, Monsal Head and Thorpe. In the case of Monsal Head there is a prospect of securing a public convenience on site and run by a private company.
- 4.6 Appendix 3 also concludes whether the impact identified for each site can be mitigated weighed against the aim of the District Council to reduce its spend on this discretionary service.

## 5 FINANCIAL POSITION

- 5.1 The table below provides an update on savings banked as a result of decisions made on 8 March taking into account likely implementation dates. For example, subject to agreeing an implementation plan, charging for use is assumed to begin in June, 2018 and, subject to statutory notice, the increase in car parking charges is assumed to take effect in July 2018. Sites recommended for closure are highlighted in green to reveal the value of the fixed cost savings at the heart of the discussion. **NB** the schedule does not assume any costs for staffing of the facilities and reference needs to be made to Appendix 3 to consider the capital costs of backlog repairs.

Location	Total Estimated 2018/19 Budget (excluding staff)	Recommendation	Total Estimated Budget 2018/19 After Recommendations Implemented (excluding Staff)	Total Estimated Savings against 2018/19 Budget
Ashbourne Recreation	9,908.54	Close	1,755.02	-8,153.52
Ashbourne Shawcroft	12,617.61	Charge	739.80	-11,877.81
Ashford in the Water	2,580.47	CAT	560.55	-2,019.92
Bakewell Granby Road	18,323.17	Charge	-32,977.85	-51,301.02
Bakewell Recreation	1,585.16	Charge	3,172.45	1,587.28
Bakewell Riverside	3,132.60	Close	1,704.08	-1,428.52
Baslow	6,266.45	Income from Car Parking	3,048.97	-3,217.48
Birchover	2,312.86	Close	675.78	-1,637.08
Bonsall	341.11	Possible CAT	107.36	-233.75
Bradwell	3,799.09	Possible CAT	950.99	-2,848.10
Cromford	3,797.82	Possible CAT	1,131.33	-2,666.49
Darley Dale	2,765.09	Close	936.08	-1,829.01
Eyam	8,438.69	CAT	6,681.62	-1,757.07
Hartington	5,661.46	Income from Car Parking	3,578.56	-2,082.90
Matlock Bath Artists Corner	3,716.96	Close	1,535.67	-2,181.28
Matlock Bath Memorial	20,883.69	Introduce Charging	8,658.45	-12,225.24
Matlock Bath Pavilion	7,351.86	Close	929.98	-6,421.88
Matlock Bus Station	23,177.85	Introduce Charging	15,576.77	-7,601.08
Matlock Hall Leys	15,550.83	Introduce Charging	-1,901.64	-17,452.47
Matlock Market Hall	1,101.89	Retain - Traders and taxi drivers	1,351.89	250.00
Matlock Play Area	1,973.66	Close	478.01	-1,495.65
Middleton by Youlgrave	1,701.24	Open 26 weeks as is	1,747.40	46.15
Monsal Head	3,469.67	Close	964.53	-2,505.14

Location	Total Estimated 2018/19 Budget (excluding staff)	Recommendation	Total Estimated Budget 2018/19 After Recommendations Implemented (excluding Staff)	Total Estimated Savings against 2018/19 Budget
Monyash	1,335.15	Close	593.62	-741.52
Over Haddon	4,072.95	Income from Car Parking	3,290.73	-782.22
Thorpe	3,648.18	Close	1,517.26	-2,130.92
Wirksworth	4,586.95	CAT	882.68	-3,704.27
<b>Grand Total</b>	<b>174,101.00</b>		<b>27,690.08</b>	<b>-146,410.92</b>

## 6. CONCLUSIONS

- 6.1 Given the District Council's financial position and the need to secure savings in support of its Medium Term Financial Plan, the discretionary service of providing public conveniences is un-sustainable. To continue to provide the current level of service provision means that the District Council will need to identify savings elsewhere within its overall budget, which may have a serious impact on front line and statutory services.
- 6.2 Consultation so far has confirmed the high level of importance placed on the availability of toilets and many of the mitigation measures highlighted through the consultation have already been put in place. Most notably:
- The Community Toilet Scheme may bring new facilities in use, in areas previously without a facility
  - Facilities with higher standards are to be maintained and subject to charge in areas with the highest footfall
  - Signage on site and on the website will promote the availability of toilets District wide so that visitors know in advance where to go and will help to assist the concerns of those with health issues
  - Community groups have been grant aided to take on responsibility for the service
  - There are emerging 'green shoots' of interest locally, to work with the District Council to take a more commercial approach to toilet provision and one that provides financial sustainability.
- 6.3 New mitigation measures are proposed by the introduction of a strategy which sets out the matters to be taken into account when considering the District's public toilet provision in the future and links to the Events Strategy in terms of recognising the responsibility of event organisers to cater for their intended audience and for the District Council to be reimbursed for its support.
- 6.4 The facts remain however that the District Council is not obliged to provide toilets nor is it financially able to continue with the number of facilities currently in use. The recommendations so far have been aimed at rationalising stock to a reduced number which can be better managed to a higher standard and in areas most in need. This final piece of work requires the Council to consider the need for closure focussing on the District as a whole and by balancing the potential impact and mitigation measures, against known factors. Those factors remain as:

- Assets are showing signs of age and are in need of extensive repairs above and beyond the current finance available.
- Staffing resources which are too lean to provide a consistently good level of service across the District.
- The service is overly reliant on temporary workers and support from other service areas to provide a very basic level of service.
- Sites in some areas are particularly vulnerable to vandalism and undesirable anti-social behaviour.
- The repairs budget is regularly overspent in a reactive manner to repair facilities and deal with vandalism. There is no scope to introduce a planned maintenance programme given the number of facilities and the geographical spread.
- The District Council is not alone in providing public conveniences and there is scope to encourage community organisations and businesses to take on facilities to reduce the financial burden to the Council.

6.5 The District Council is not alone in this problem. Many other local authorities are in a similar position and have been in a situation where closure of all facilities is the only option. In terms of the future, there is scope for the District Council to have ambition and to create new opportunities to provide public facilities, providing they are financially sustainable. Commercial opportunities need to be explored. The recommendations advocate that those opportunities are explored as a potential alternative to asset disposal. Extended delegated authority to the Estates and Facilities Manager is recommended to bring negotiations to secure asset disposals which include the provision of a public toilet to a swift conclusion. All disposals would be undertaken in consultation with the relevant Ward Member.

6.6 Regardless of the number of facilities operated by the District Council moving forward, there needs to be a strategy in place that manages expectations and recovers costs. Whilst this strategy will need to be owned by Community and Environmental Services going forward, a first draft intended to form the bones of a strategy has been prepared by the Review Group. This is attached at Appendix 4.

## 7. **RISK ASSESSMENT**

### 7.1 Legal

The District Council is not legally required to provide public conveniences. The recommend policy sets a clear framework to manage expectations and demands of the Council's services in a way which recovers costs.

Whilst all legal risk cannot be mitigated, the measures in the report place the overall risk to the Council as low/medium.

### 7.2 Financial

When the Council set its budget for 2018/19, it set a corporate savings target to make savings of £1m by 2020/21, as reported in the Medium Term Financial Plan (MTFP).

The Efficiency Plan shows how the Council expects to deliver some of the required savings. The current Efficiency Plan includes £240,000 of savings from the review of Public Conveniences. This is the largest financial proposal currently included on the

Efficiency Plan and so has the potential to significantly affect other proposals. This report identifies ongoing savings of £212,781.

Forecast savings which cannot be delivered through the review of public conveniences will increase the current gap and will need to be identified elsewhere. If the recommendations of this report are not approved, the financial risk is high.

### 7.3 Corporate Risk

As identified in the report, the key risks result from the need to make savings and therefore to change some current practices and be realistic in how the District Council can meet the public's expectations. The proposals in the report recommend rationalisation of a discretionary service and the savings identified will place the District Council in a much stronger position moving forward. Savings not made as part of this review will need to be found elsewhere and may impact on front line services. The overall risk remains high.

## 8. OTHER CONSIDERATIONS

In preparing this report, the relevance of the following factors has also been considered: prevention of crime and disorder, equalities, environmental, climate change, health, human rights, personnel and property.

## 9. CONTACT INFORMATION

Sandra Lamb, Head of Corporate Services Tel. 01629 76128 or email: [sandra.lamb@derbyshiredales.gov.uk](mailto:sandra.lamb@derbyshiredales.gov.uk)

Tim Braund, Head of Regulatory Services. Tel. 01629 761118 or email [tim.braund@derbyshiredales.gov.uk](mailto:tim.braund@derbyshiredales.gov.uk)

Mike Galsworthy, Estates and Facilities Manager Tel. 01629 761207 or email [mike.galsworthy@derbyshiredales.gov.uk](mailto:mike.galsworthy@derbyshiredales.gov.uk)

## 10. BACKGROUND PAPERS

Date	Description	Location
April 2018	Consultation Results via Survey Monkey and direct from public	CS/SL
April 2018	Various emails commenting on review and expressions of interest	CS/SL

## 11. ATTACHMENTS

- Appendix 1 - Response to consultation
- Appendix 2 – Comments received outside of the on-line consultation
- Appendix 3 – Assessment of sites and future potential
- Appendix 4 – Public Toilet Strategy

		Ashbroune Recreation Ground	Bakewell Riverside	Birchover	Cromford	Darley Dale	Artists' Corner	Matlock Bath Pavilion	Matlock Hall Leys Play Area	Monsal Head	Monyash	Thorpe
<b>Impact</b>												
Need to find alternative		9	12	2	10	1	7	8	6	7	5	3
Negative Impact on Tourism		30	42	18	32	9	40	91	41	54	20	29
Use nearby facilities, e.g. pub/café		4	6	2	4	5	2	4	5	9	4	2
Inconvenience		52	45	19	33	42	48	45	90	41	19	24
Negative impact on local recreation groups/employees		7	4	3	6	3	5	29	3	11	5	4
Urinate outdoors		28	15	11	10	10	23	24	32	30	17	19
Impact on health conditions		29	15	4	13	11	15	17	14	7	5	4
N/A or None		81	52	30	32	29	29	15	23	18	17	15
Comment relates to another site (recorded elsewhere) - only counted where related to		8	1						1			
<b>Mitigation</b>												
	Totals:	<b>240</b>	<b>191</b>	<b>89</b>	<b>140</b>	<b>110</b>	<b>169</b>	<b>233</b>	<b>214</b>	<b>177</b>	<b>92</b>	<b>100</b>
Signpost alternatives		11	11	4	4	1	1	5	5	3	2	2
Charge for use		14	8	5	4	11	12	13	14	16	15	13
Access to facility in local business		18	11	10	9	10	8	19	6	22	6	2
Re-build		6	6	0	0	2	2	14	11	7	0	2
Maintain toilet provision nearby		13	11	0	1	2	2	11	3	0	0	1
Find savings elsewhere		4	3	0	0	4	0	0	1	0	0	1
Provide temporary facility in summer		3	2	0	1	2	2	5	4	4	1	3
Support local clubs to have their own facilities		1	0	1	0	0	0	5	0	0	0	0
None		75	40	26	33	23	41	42	46	25	16	25
	Totals:	145	92	46 <sup>16</sup>	52	55	68	114	90	77	40	49

Consideration of comments received after completion of consultation

From	Comments	Site(s)
Matlock Civic Association	<p>We understand you have been consulting on the proposed closure of these two public toilets. We urge the District Council to reconsider these proposals. To go ahead with them will produce an obvious danger to public health. Anyone 'caught short' will inevitably use the nearest bushes - which creates a risk of diseases spreading. This is not a situation a responsible public authority like DDDC should deliberately create. There are alternative ways of funding the toilets and we suggest one obvious possibility below.</p> <p>In the case of the Hall Leys Play Area the toilets were substantially paid for through public subscription led by District Councillor Peggy Edwards. Her campaign was precisely because of the popularity of the play area with residents and visitors and the distance from the other nearest toilets on Causeway Lane. When small children 'want to go' they definitely want to go - quickly - and not in the nearest bushes (which is what will happen).</p> <p>In the case of Artists' Corner there is a popular car park adjacent (always full at summer weekends and during the Matlock Bath illuminations). In this case it is a very long way to the nearest alternative public toilets so the use of the riverside trees is the likely alternative - the resulting contamination will go into a river used for water abstraction downstream.</p> <p>We understand the budget pressures on the District Council but find it ironic that at the very time DDDC is proposing to close several toilets (and introduce charges for others) Network Rail has announced it is discontinuing charges for its toilets - in part no doubt because of the distress to passengers and the public health risks that have been created.</p> <p>DDDC is promoting tourism and is rightly acknowledges the contribution of tourist spending to the local economy. Closing toilets popular with visitors (like these two) is not consistent with a policy of attracting visitors to the area.</p> <p>We urge DDDC to consider alternatives to the proposal to close these two public toilets. One idea would be to link public toilet and car park budgets. The public are used to paying for parking (though not for toilets). A modest increase in parking fees would not be an obvious way to secure the funding to keep these important toilets open and free.</p>	<p>Matlock Bath Pavillion</p> <p>Artists' Corner</p>
Darley Dale Town Council	<p>I have been asked to write to the District Council following our recent Town Council Meeting to express the concerns of Darley Dale Town Councillors at the recommended closure of the public toilets in Darley Dale. They consider they are a valuable community asset and would like to highlight to the District they are the only public toilets between Matlock and Bakewell and by closing them it will represent a loss to the area. Furthermore they would like to question what will happen to the building if they are closed as they are concerned for both vandalism of the building and the site becoming a possible eyesore in the Town. Would the District be able to guarantee this would not be the case if they were to close.</p>	Darley Dale

Business Peak District	<p>I have been contacted about the above (Public Toilets - Monsal Head) in my capacity as Chair of Business Peak District. There is concern that tourism in the area may be adversely effected by the closure of public toilets, and I have to agree. Increasing spend by visitors to the area – and the numbers that come - has never been more important, and it seems short sighted not to support this with basic public amenities. It looks like the public consultation has now closed – I was informed of it very late in the day – so I thought direct communication would be best. I trust that you are able to note my comments accordingly.</p>	Monsal Head
Little Longstone Parish Meeting	<p>Little Longstone Parish Meeting wish to express their strong objection to the Monsal Head toilets being closed.</p> <p>The toilets at Monsal head should be looked at alongside Baslow, where there are similar visitor numbers, and cafes and pubs nearby, with the visitor attraction being Chatsworth as appose to Monsal head.</p> <p>The District Council have two car parks adjacent the toilets. One of which is owned by Little Longstone Parish Meeting, where a peppercorn rent forms part of the lease. Therefore, the funds from that car park go directly to the District Council.</p> <p>DDDC should look to charge for the using of the toilets also increase your car parking charges, alongside looking at sponsorship from local businesses for an internal refit and a possible outsourcing of the facilities.</p> <p>We believe that the introduction of a strategy for Baslow toilets, where funds are generated from additional car parking charges, sets a precedent, DDDC should apply the same principle to the Monsal Head facility.</p> <p>Monsal head is a well visited area, highlighted by the 111 thousand visitors to the area. The closure of the toilets will have a huge impact on both the visitors and adjacent businesses. For the Review of Public Conveniences Final Report to state ‘Alternative facilities exist in the nearby hotel, bar and café’ without even discussing the matter with the businesses concerned is unrealistic. The toilets in the hotel, bar and café are private premises and persons other than customers have no rights to use the facilities.</p> <p>The Peak District thrives on tourism which supports the local economy, so to remove the most fundamental facility, is tourism suicide.</p> <p>Please could you advise me of the date of the special meeting, where there will be representation from Little Longstone Parish Meeting, following your consultation process aimed at residents/ not users i.e. visitors.</p>	Monsal Head

<p>Andrew Wager</p>	<p>I would like to record my personal views on the closure of public toilets in the area, and particularly in Thorpe.</p> <p>The toilets in Thorpe are located at the entrance to Thorpe Pastures which is a convenient starting or finishing point for many walks to Thorpe Cloud and Dovedale. There are no alternatives within acceptable distance. This location is frequently used as a starting and finishing point by coach loads of walkers visiting the area. The toilets are heavily used in these instances, and regularly by tourists travelling by car. The toilets have their own car park which makes them convenient for motorists.</p> <p>Most people in the village do not use them unless caught short when out for a walk. They are within a few minutes walk of most houses. Thus these toilets are an important asset for tourism and for local health and hygiene. If they are closed, visitors will have no alternative but to use local fields and hedges.</p> <p>Part of the cost of maintaining these toilets will be the Council's perceived need to bring them up to 'standard'. There is no need, nor expectation that public toilets in such a rural location should emulate domestic standards. This is particularly the case if the choice is between a rural convenience and no convenience at all. A minimum job with industrial wall coating and ensuring that the fittings are safe and reasonably hygienic is all that is required. Most of the users will be wearing boots which will probably be muddy for much of the year.</p> <p>Another part of the cost is the requirement to pay rates on buildings which were always intended as a service, not as a business. The Council should support the view that public toilets like villages halls should have their business rates subject to discretionary relief.</p> <p>The local district council provided these toilets because they perceived there to be a need for them. That need has not changed over the years. Council Tax payers expect services from their local councils. If these services were profitable then it might be argued that they should be provided privately. Where this is not the case then tax payers expect that the local councils should provide these services in return for tax. It might be argued that the District Council spends tax payers' money on services that ought to be provided privately. Leisure centres and agricultural markets are cases in point. And what is to be said about the provision of new signs on the district boundaries to welcome visitors? Providing such unnecessary signs rather than public toilets would seem to be a mistake in the Council's priorities and hardly a good advertisement to tourists.</p> <p>The gist of these remarks probably applies to the other locations in the District that are threatened with closure of toilets. Ashbourne has already suffered from the closure of convenient toilets in return for a single expensive replacement that is of such a 'standard' that it cannot be kept open in the evening when tax payers need it.</p>	<p>Thorpe</p>
---------------------	---	---------------

<p>G.W. &amp; P. Batstone</p>	<p>My husband has been endeavouring to follow up the feature in <i>The Matlock Mercury</i> with regards to a survey on the use of public conveniences. The address given was <a href="http://www.derbyshiredales.gov.uk/toiletconsultation">www.derbyshiredales.gov.uk/toiletconsultation</a> but when he tried to access this all he got was a survey from September 2017 not the more recent one referred to in the paper. Having rung to check this address and followed instructions, he still could not access it.</p> <p>Though I have already written on this subject more than once, I am therefore writing on his behalf because as a seasoned walker/walks leader he has a concern that, as the area attracts walkers from many areas in the country, they rely on the availability of public toilets, especially in the more remote villages and to cease to have these available, given that they are identified on many maps that people will be using, would be detrimental to tourism in the area, which I am sure the District Council is all too keen to promote.</p> <p>You ask which ones people use most on the list you have given - in my case, definitely Cromford, Matlock Bath, Bakewell, Ashbourne, Hall Leys Park and Matlock Bus Stations which should be a priority for maintaining. As I have said before, this is a serious public health matter.</p> <p>As for using business premises, while there are useful department stores in larger areas, the Derbyshire Dales does not boast these and I do not think you should solve your problems by attempting to use smaller premises since this would be more inconvenient to them than convenient to the public. I've had to do this in other areas and it is clear that the staff are not happy with the arrangement, and nor should they be. If you have more money available to offer them, it should be spent on keeping the toilets we have open.</p>	<p>Cromford, Matlock Bath, Bakewell, Ashbourne, Hall Leys Park and Matlock Bus Station</p>
<p>Matlock Bath Development Association</p>	<p>I am writing on behalf of the Directors of the Matlock Bath Development Association CIC.</p> <p>Two years ago, the village started on the important journey of a much-needed renaissance with the 'Into the Future' Project lead by Matlock Bath Parish Council and the Department of Tourism and Leisure at Derby University and included many contributors such as Derbyshire Dales District Council. This resulted in an in-depth report by the University and the formation of the Matlock Bath Development Association CIC at the start of 2017. The team of Directors and Members, comprising of residents, businesses and other interested parties has begun working with the whole village to give Matlock Bath the rightful place as an iconic tourist destination for the 21st Century that its 400-year tourism heritage commands. This is building on the new feeling of optimism in the village.</p> <p>Foremost in the requirements for such a tourist destination is adequate toilet provision. The proposed removal of the Pavilion toilets will not only negate all the work done over the last two years but also make any further progress down this difficult road if not problematic, impossible.</p> <p>We fully understand and appreciate the issues that Derbyshire Dales District Council is facing. However, we feel that this 'broad-brush stroke' approach to all toilet provision in the Derbyshire Dales is not a sensible way forward to a solution to the problem in Matlock Bath. We agree that the Pavilion toilets have no long-term future in their current condition and maybe repair to the current facility is not the solution. The long-term solution is that a new facility, suitable for 2019 with a small fee for its use, is provided on the site. We realise that Derbyshire Dales</p>	<p>Matlock Bath Pavilion</p>

District Council is currently not able to provide such a new facility.

Our proposal therefore is that, under the umbrella of the Matlock Bath Development Association, a consortium of interested parties is formed and investigates the practicality of a Community Asset Transfer. The Matlock Bath Development Association, with its CIC credibility, is in an advantageous position to apply for funding from a variety of sources then working with other groups, we can plan how this new facility is funded and managed in future years.

We, therefore, hope that before a final decision is made regarding the future of the Pavilion toilets, such a consortium can sit down around the table with Derbyshire Dales District Council representatives and take this project forward in such a way that it benefits all parties concerned.

We also do have concerns about the proposed closure of the toilet facility at Artists' Corner. Given that it has a minimum income of over £12,000, according to Derbyshire Dales District Council figures (at a charge of 20p), we feel that this, with the correct management, would also be a viable proposition and not be a drain on Derbyshire Dales District Council finances.

Artists'  
Corner

- Key 1 Financially viable to charge 2 Running costs proportionate to use 3 Cost of maintenance and future viability  
 4 Vandalism and anti- social behaviour 5 Complaints 6 Proximity to other facilities

\* Cleaned by local council

Location	Running Costs pa £	Back Log Repairs £	Est. use pa	Potential Income to Charge £ Gross	Potential Income After VAT £	Reasons - See Key n = no, y = yes						Potential Alternative			
						1	2	3	4	5	6	Recommendation / Action	Timescale	Potential Capital Receipt / Capital Cost (Demolition) £	Potential Income pa £
Ashbourne Recreation	14,293	6,907	Unable to monitor			n	n	n	y	n	n				
<p>The facilities are open 26 weeks of the year. A joint partnership arrangement with the District Council and community groups will shortly see the transfer of land owned by the District Council for the erection of a new Pavilion. Agreement has been reached to provide a public toilet as part of that project. This change of operation to one used for ancillary purposes would help to mitigate the damage caused by anti-social behaviour and provide a more modern facility. Other mitigating factors already in place include the availability of alternative facilities at Shawcroft, which will be signposted and the launch of the Community Toilet Scheme. The current facility is at the end of its operating life and not financially viable.</p>						Close facility. Investigate potential for concessions / alternative uses. Market if suitable. Use as storage or demolish if not.		18 months	0	£1,000					
Bakewell Riverside	21,474	3,208	189,800	22,776	18,980	n	n	n	n	y	y				
<p>The facilities are on the walk-way from the car park to the town centre facilities on Granby Road. Back log repairs are now required for full re-decoration, attention to metal sheet roof and damp. The Town Council would support closure of the facility if others were available including at the ABC. Closure of the facility can be mitigated by signposting of alternative facilities within the Town Centre and the availability of toilets at the ABC when the centre is hosting events. The need for financial savings and the availability of other facilities in the town outweighs the benefit of retaining the facility.</p>						Close facility. Investigate potential for concessions / alternative uses. Market if suitable. Use as storage for ABC if not.		18 months	0	£500					
Birchover	5,894	1,700	6,604	792	660	n	n	n	n	n	y				
<p>Running costs are disproportionate to use. Alternative facilities exist in this small village in two local pubs, which might benefit from the Community Toilet Scheme. The parish council has declined an offer to transfer the facilities. Mitigating factors include the potential for local businesses to be attracted by the Community Toilet Scheme, and signposting of other facilities in the District so that walkers in particular can plan their journeys. The need for financial savings, and the potential for commercial involvement outweighs the benefit of retaining the facility. An informal interest in acquiring the site for commercial purposes came through the consultation.</p>						Close facility and offer for sale by private treaty or at public auction.		12 months	£20,000						

\* Cleaned by local council

Location	Running Costs pa £	Back Log Repairs £	Est. use pa	Potential Income to Charge £ Gross	Potential Income After VAT £	Reasons - See Key n = no, y = yes						Potential Alternative			
						1	2	3	4	5	6	Recommendation / Action	Timescale	Potential Capital Receipt / Capital Cost (Demolition) £	Potential Income pa £
Darley Dale	7,647*	7,113	13,988	1,679	1,399	n	y	n	n	n	y				
<p>The facilities are currently cleaned by the Town Council, which has declined an offer to transfer the whole responsibility as part of a Community Asset Transfer. The Whitworth Trust however has a full suite of alternative toilet facilities within the Whitworth Centre, which may attract visitors to spend money in its café. The Trust has declined the offer of open up its facilities under the Community Toilet Scheme and has asked that the facilities on Station Road remain open.</p> <p>The Community Toilet Scheme remains a viable mitigation option at this site given the relatively low usage figures. The site is not viable for charge. On balance the need to make savings and the benefit of the capital receipt, outweighs the need to retain the facility.</p>						Close facility and transfer freehold via private treaty or public auction.		12 months	£40,000	0					
Matlock Bath Artists Corner	10,783	not surveyed	61,412	7,369	6,141	n	n	n	y	y	y				
<p>The facilities are within a car park used by visitors and residents on the outskirts of Matlock Bath. Alternative facilities are located in Matlock town centre and elsewhere in Matlock Bath. The toilets are open 24 hours, are the subject of complaints about cleanliness and the site attracts anti-social behaviour. The taxi trade uses the facility when attending to the night time economy in Matlock. The facility has a potentially high commercial value for alternative use, which may include a toilet facility.</p> <p>The site is within the parish of Matlock Bath which has the benefit of a high quality facility and is relatively close to the town centre facilities in Matlock. The proximity of alternative facilities is a key mitigation factor in relation to this site. The potential capital receipt is also high and the site would appear to lend itself to a variety of commercial outlets. There is also a prospect of including the provision of a public toilet in any redesign or purpose.</p>						Close facility and request that the Commercial Board assesses the potential of converting the asset to multifunctional use with the potential of combining a public toilet.		12 months	£40,000	Not yet known					

\* Cleaned by local council

Location	Running Costs pa £	Back Log Repairs £	Est. use pa	Potential Income to Charge £ Gross	Potential Income After VAT £	Reasons - See Key n = no, y = yes						Potential Alternative			
						1	2	3	4	5	6	Recommendation / Action	Timescale	Potential Capital Receipt / Capital Cost (Demolition) £	Potential Income pa £
Matlock Bath Pavilion	22,116	53,250	171,964	20,636	17,196	n	n	n	y	y	y				
<p>The facility is annexed to the Grand Pavilion, Matlock Bath. Significant back log repairs are required to remedy cracks to the fabric of the building, deal with effluent escape through masonry wall, parapets and plinths. The facilities are most used during Matlock Bath Illuminations and are the cause of concern for poor ventilation and cleanliness. The parish council has no interest in taking on the facilities.</p> <p>Mitigation against the impact of closure is considered to be the proximity of alternative facilities and the potential for businesses to join the Community Toilet Scheme. One business in Matlock Bath has so far expressed an interest. The Local Projects Fund would appear to be a means of supporting the Bows Club to provide a portable facility during its summer season who have raised concerns about the Club's continuance should the toilets close. Matlock Bath Development CIC has made an initial contact with the District Council to scope the potential to provide a new facility in collaboration with others. A consortium of interested parties, which currently comprises MBDA, the Grand Pavilion, Accessible Derbyshire and Matlock Bath Parish Council. The overall plan is to apply for grant funding to replace the current toilets and then to put in place a management strategy for the new facility. Though the Development Association will lead on this and are in a credible position to apply for grant funding, the CIC does not have the infrastructure for the management of such a facility. This is where the consortium will help. It is also hoped that a community led project will attract other support groups. The CIC is actively seeking possible grant funding for the project. Delivery of the project will require the District Council's involvement as land owner and at this stage it is not clear whether there will be any ongoing responsibility is assumed or required for operation and maintenance should the project come to fruition. The project is in its early stages of development and would require a business case prior to any commitment by the District Council. Meanwhile loss of the site is mitigated by the proximity of other facilities in the parish. The premises are at end of life. The overall condition of the facility is poor and the District Council faces a high risk of reputational damage should it continue to operate the facility when better quality facilities are available nearby.</p>						Close facility, demolish and landscape site. Provide portable facilities during Matlock Bath Illuminations. Continue dialogue with Matlock Bath Development CIC and consider business case when all facts are known.	18 months	-£15,000	0						

Location	Running Costs pa £	Back Log Repairs £	Est. use pa	Potential Income to Charge £ Gross	Potential Income After VAT £	Reasons - See Key n = no, y = yes						Potential Alternative			
						1	2	3	4	5	6	Recommendation / Action	Timescale	Potential Capital Receipt / Capital Cost (Demolition) £	Potential Income pa £
Matlock Play Area	6,977	22,735	71,110	8,533	7,111	n	y	n	y	y	y				
<p>The site was provided by means of public subscription and positioned close to a children’s play area. Back log repairs are significant including the need to replace the roof, deal with severe moisture ingress and replacement fittings. Matlock Town Council is not interested in taking the facilities on however a meeting took place on 16 April with representatives of the Town Council. The Council was due to meet to determine what, if anything, it could do to help support a new facility on site. Assistance in cleaning the current facilities was mentioned. However this would not result in any cashable savings to the District Council and continued use of the facility would generate further demands on the maintenance budget, and the need to pay utility costs.</p> <p>The facility is considered to be at the end of its life and its loss is considered to be fully mitigated by the availability of high quality facilities nearby in the Park and is at the end of life. The footprint of the current block however offers an opportunity for redevelopment to include a commercial outlet, subject to necessary consent and a combined toilet provision aimed specifically at children. Matlock Town Council may be interested in supporting such a venture. Discussions also took place with a local business owner who expressed an interest in any future use of the site. The facility is therefore recommended for closure. A portable facility is also recommended for seasonal use, with minimal overheads.</p>						Close facility. Demolish building and retain services. Refer to Commercial Board to assess the potential for concession / alternative use and for potential collaborative work with Matlock Town Council.		12 months	-£7,500	0					
Monsal Head	11,775	0	111,436	13,372	11,144	n	n	n	n	y	y				
<p>The facilities were not included in the 2015 asset condition review. However the premises are close to the end of their operating life requiring a new drainage system and a total internal re-fit. The site was closed for some time in the early part of 2018 as a result of frozen pipes which caused further internal damage. Alternative facilities exist in the nearby Hotel, bar and cafes. Charging is therefore not a viable option. The parish council (Ashford in the Water) is not interested in taking on the facility but has entered into a Community Asset transfer for other facilities within the village of Ashford. The facilities are not financially viable.</p> <p>Contact was made during the consultation period by a local business which seeks to buy the freehold on which the toilet block stands. In return it plans to reconfigure the site for its own use and build and maintain a public toilet facility. Preliminary discussions are taking place with the interested party.</p>						Close, continue negotiations with interested party defaulting to sale at public auction		12 months	£40,000	0					

Location	Running Costs pa £	Back Log Repairs £	Est. use pa	Potential Income to Charge £ Gross	Potential Income After VAT £	Reasons - See Key n = no, y = yes						Potential Alternative			
						1	2	3	4	5	6	Recommendation / Action	Timescale	Potential Capital Receipt / Capital Cost (Demolition) £	Potential Income pa £
Monyash	4,149	1,342	10,348	1,242	1,035	n	n	n	n	n	y				
<p>This is a seasonally operated facility frequented by visitors and walkers to the area. The Parish Council has declined an offer to transfer the facility. The facilities require works to the external cladding and glazing and are not financially viable moving forward. Alternative facilities exist in the village in a popular pub and cafes. The site is not considered to have any commercial value or potential for alternative use. Mitigation factors include signposting and the potential for local businesses to become part of the Community Toilet Scheme.</p>						Close, demolish and landscape site						18 months	-£7,500	0	
Thorpe	9,278	9,347	23,088	2,771	2,309	n	n	n	n	n	n				
<p>The facilities lie in a small, short stay car par in Thorpe. Backlog repairs are required to cover drainage issues, replacement of poor condition fittings and wall and floor tiles. The parish council is not interested in taking on the facility. A neighbouring property which shares an access route has shown an interest in acquiring the site. The site is used as a base for the annual Dovedale Dash and by walkers.</p> <p>Portable facilities could be erected by event organisers to mitigate the loss of the facilities. The facilities are considered to be at the end of life and not financially viable.</p>						Close, retain car park and offer toilet block for sale freehold by private treaty or auction						18 months	£20,000	0	

## Public Toilet Strategy 2018

### Preamble – about the Derbyshire Dales

Derbyshire Dales is primarily a rural area with a total population in the region of 70,000. The total area of the District is approximately 780 square kilometres and half of the District is within the Peak District National Park.

The District is situated within the East Midlands and is bounded by the local councils of High Peak Borough, Sheffield City, North East Derbyshire District, Amber Valley Borough, South Derbyshire District, East Staffordshire District and Staffordshire Moorlands District.

### Aims and Objective

The overall aim of this strategy is to meet the needs of residents and visitors to the Derbyshire Dales through the provision and/or facilitation of clean, safe, accessible and financially sustainable toilets at key locations across the District.

The objective of this Strategy will be regularly reviewed to ensure that public toilet provision is:

- Financially sustainable in the medium to long term, having regard to the District Council's overall financial position;
- Located in the most appropriate possible areas, having regard to both demand and cost;
- Accessible to all with disabled and baby changing facilities being included in the design of any new facility as opposed to being ancillary;
- Environmentally sustainable and energy efficient, with the design of any new facility intended to minimise the use of energy, water and cleaning chemicals;
- Designed and managed so as to minimise incidents of vandalism and anti-social behaviour;
- Easy to find with appropriate signage and with links to the District Council's web site and popular mobile device applications;
- Available as adequate or complimentary temporary provision by promoters of large one off events at their expense;
- Cleaned to a reasonable standard of care, and regularly inspected.

### Why Do We Need Public Toilets?

Public toilets provide infrastructure necessary to help facilitate the enjoyment of the District by residents and visitors. These facilities can make a significant impact on the comfort of individuals and families who visit our public spaces and on their perception of the District as a desirable place to live and visit. In common with other facilities, a good experience can lead to repeat visits and to recommendations to others, whilst a bad experience can lead to the opposite.

The provision of public toilets has implications for public and individual health, transportation, crime prevention, urban design, economic and cultural development, and social equity and accessibility. It is an important factor in delivering a people friendly environment for everyone who goes to parks and open spaces, leisure and entertainment venues, shopping centres and sports facilities.

In summary, everyone who goes away from home for some reason is likely to have a need for public toilets. This will include people who might have special needs, such as babies and children, older people, people with disabilities or poor health and overseas visitors. In taking a strategic view of public toilet provision it is necessary that we should consider the question of why public toilets are required in the first place.

### **Who Provides Public Toilets?**

Local authorities are not the only providers of public toilet facilities and list below describes other providers operating through the District. A combination of these different providers forms part of the strategy to help achieve the Aims and Objectives outlined above.

A full list of all know public toilets in Derbyshire Dales is included as Appendix 1 to this Strategy.

#### District Council Owned

These are what many people might consider traditional public toilets. They are usually stand-alone, purpose-built buildings providing separate areas for Ladies, Gents and sometimes accessible units for disabled people. The District Council has usually been responsible for management, maintenance and cleaning, although more recently some of these responsibilities have been taken up by other organisations.

Derbyshire Dales District Council has 4 modern toilet facilities, built or extensively refurbished in the last 6 years, together with a portfolio of 'mature' public toilets, which satisfy basic user needs but which are not all best equipped for current day expectations.

Public toilet facilities are also available in some of the District Council's operational buildings, such as the Town Hall in Matlock, the 4 leisure centres and the Agricultural Business Centre, although these facilities tend to be most often used by those who are accessing the buildings for other purposes.

#### Other Public Bodies

The District of Derbyshire Dales is large and plays host to a number of other public bodies, such as Derbyshire County Council, the Peak District National Park Authority and a range of town and parish councils. These bodies also provide a range of public toilet facilities throughout the District. In recent years a number of ex-District Council facilities have been transferred to parish councils and are now managed by these bodies.

## Commercial/Retail Sector

Many toilet facilities provided by the commercial/retail sector have been primarily for use by their own customers in the past. Some larger shops now understand that people who come into their premises to use their toilets may become their customers. Out of town shopping developments and new mixed retail developments generally make provision for toilet facilities for all visitors and shoppers. In addition most visitor and tourist attractions provide toilet facilities. Understanding where these facilities are available to the public helps to ensure that overall toilet provision throughout the District is adequate.

## Community Toilet Schemes

Community toilet schemes are where local authorities work in partnership with businesses to facilitate the opening up of toilets to the wider public. These schemes already operate successfully in a number of local authority areas, although there is no universal standard of provision. Local circumstances have dictated how the schemes have developed in these different areas.

Derbyshire Dales District Council has aspirations to develop a successful community toilet scheme and the standard expected by the Council is set out in Appendix 2 to this Strategy. Development of the scheme will help to ensure that the overall aims and objectives of the Strategy are met.

## **The Future**

Following the Review of Public Conveniences carried out by Derbyshire Dales District Council in 2017/2018 it is clear that the provision of public toilets as was in place at the beginning of the Review is not sustainable. A vision is now in place that will lead to a rationalisation of District Council facilities, the transfer of some facilities to other bodies and the concentration of the District Council's resources on key sites. The following principles are central to the continued management of the rationalised stock:

### 1. Financial Sustainability

In the future the rationalised stock will have to contribute to its own running costs. This will be achieved through charging for use at key sites, charging a car parking levy at some rural sites and careful management of service and repair budgets. Ongoing running costs will be reviewed on an annual basis to ensure that costs do not exceed the new budget.

Opportunities to partner toilet facilities with commercial operations will be explored in existing and any proposed new facility.

## 2. Location

All known existing public toilet facilities have been listed and mapped. This list will be reviewed on an annual basis. The Community Toilet Scheme will be promoted in key areas where provision is considered to be lacking, having regard for the perceived demand in those areas. Any new provision will also be carefully planned in relation to its location in order to meet a recognised gap in supply and must be financially sustainable.

## 3. Accessibility

It is expected that any new toilet provision will be accessible to all users, including (where possible) the community toilet scheme.

In addition, signage to public toilets will be reviewed and improved wherever considered necessary, to ensure that all who need a facility are able to find it.

## 4. Events

The District is host to a large number of events and traditionally some event organisers have relied on public facilities to ensure that toilet provision is adequate. The District Council operates according to an Events Strategy and as part of that Strategy it is clear that event organisers are expected to assess the need for toilet provision and to ensure that that need is met. It is expected that the District Council will continue to make its facilities available for appropriate events but in the future commercial event organisers will be expected to contribute towards their management costs and/or to make their own provision to satisfy the assessed need.

## 5. Standards

It is recognised that the introduction of charging will rightly lead to increased customer expectations. Cleaning and maintenance standards at District Council facilities will be regularly reviewed and will be expected to improve. The District Council's aim in this respect is to provide facilities that are good enough to be considered a 'home-from-home' experience.