

CABINET MEMBER DECISION RECORD

This form should be used to record Executive decisions taken by Cabinet Members

Decision Ref. No:

Responsible Officer:
Stuart Best

Subject:

Firbank Road, Tuckton Road and Holdenhurst Road Public Conveniences

Decision taken:

Permanently close and declare surplus the public conveniences at Firbank Road, Tuckton Road and Holdenhurst Road.

Reasons for the decision:

This decision supports the Council's priority of 'An Improving Environment' by removing a target for anti-social behaviour. The decision also supports the Council's priority of 'An Efficient Council' by generating a capital receipt from the sale of surplus assets.

Call-in and Urgency:

The decision is subject to the Council's call in procedure

Background:

Street Services currently manage 21 public convenience sites throughout the borough. This service is 7 days per week, 365 days of the year. The current combined cleansing and maintenance cost totals approximately £200K per annum.

In recent years the public convenience facilities at Firbank Road, Tuckton Road and Holdenhurst Road have been the target of sustained and prolonged abuse. These incidents have ranged from deliberate vandalism in the form of fires, the breaking of pipes and urinals and graffiti. There has also been a number of serious incidents of anti-social behaviour involving drinking, taking drugs and engaging in sexual activities.

Due to the effects of anti-social behaviour and vandalism, the facilities at Tuckton Road and Firbank Road have been closed for over a year. The public conveniences at Holdenhurst Road have been closed for in excess of 10 years.

Options - and reasons for rejection:

Development of Firbank Road for council housing – The Head of Housing Development advises that the site is too small to develop for council housing.

Consultations undertaken:

- Relevant Ward Members:

Tuckton; Cllr Eddie Coope, Cllr Robert Lawton and Cllr Malcolm Davies
Firbank Road: Cllr Patrick Oakley, Cllr Simon Bull and Cllr Donald McQueen
Holdenhurst Road: Cllr Michael Filer, Councillor Anne Filer and Councillor David Kelsey

- Larry Austin Service Director, Environment
- Operations Managers, Paul Hastings, Gary Briggs and Lesley Butler
- Operational Supervisors, Pete Gallagher and Jody Twidale

All of the above agreed with the principles behind the permanent closure and disposal of the facilities due to the impacts and challenges outlined in this document.

Since the temporary closure of these facilities has been in place we have only received one e-mail which talked about the Authority's general approach to public convenience provision.

Finance/Resource Implications:

The authority will receive capital receipts from the sale of the properties. The Council will also save ongoing costs associated with empty properties.

Name: *SHAUN OARCY*

Date: *03/02/17*

 *Assistants*
Signature: (of Chief Finance Officer)

Legal implications:

The Council has the necessary statutory powers to dispose of Firbank and Tuckton assuming they are sold in line with section 123 of the Local Government Act 1972 which states that 'best consideration must be obtained' when disposing of Council land. The Council is currently dealing with registering its title of Holdenhurst and once that application has been finalised will have the statutory power to dispose of it in line with section 123 of the above Act

Name: *TANYA COOPER*

Date: *4/2/17*

 Signature: (of Monitoring Officer)

Risk assessment:

An initial risk assessment indicates this to be a low risk project.

Name: **Stuart Best**

Date: *4/2/17*

Signature: (of Officer completing assessment)


Impact Assessments:

The environmental impact assessment shows that there will be positive impacts in terms of improving the local area. An equality impacts needs assessment has been completed.

Information for/not for publication:

Decision contains no confidential information and is in the public domain and in the public interest as it aligns with Bournemouth Borough Council's priorities and commitments.

Background Papers:

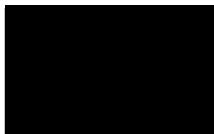
- Equality Impact Needs Assessment
- Environmental Impact Assessment
- Initial Risk Assessment

Any conflict of interest declared by a Cabinet Member who is consulted by the Member taking the decision	Name of Cabinet Member	Nature of interest	Details of any dispensation granted by the Monitoring Officer
No			

Decision taken by:

Councillor Michael Filer
Cabinet Portfolio : Cleansing and Waste

Signed:



Date of decision:

16 February 2017

Date of publication of record of decision: (to be inserted by Democratic Services)

17/03/17

Date decision effective – that is 5 working days after the date of publication of the record of decision unless the decision is called-in for consideration by the relevant Overview and Scrutiny Panel: **24/03/17**

insert date-

Environment Impact Checklist for all Cabinet Reports

Issue: Street Services, Closure of Public Conveniences at Firbank Road, Holdenhurst Road and Tuckton Road
 Meeting Date: 2nd February 2017
 Accountable Manager: Larry Austin
 Impact Assessor: Stuart Best, Street Services, Cleansing and Waste Manager

Key	
+	Balance of positive Impacts
?	Balanced or unclear impacts
-	Balance of negative impacts
n/a	Not applicable

Impact Criteria	Impact	Comments
Natural resources impact on use of natural resources - for example energy, water, raw materials	+	Less sites will lead to reduction in use of energy and water
Quality of environment contribution to safe and supportive environments for living, recreation and working	+	Less sites will lead to a reduction in anti-social behaviour and vandalism
Bio-diversity protects and improves wildlife and habitats	+	Less sites will curb the need to use cleansing agents and detergents
Waste and pollution effects on air, land and water from waste and emissions	+	Less sites will curb the use of consumable products such as toilet paper and the depositing of waste water and sewerage

<p>Council Priority and Objectives for Improving our Environment:</p> <ul style="list-style-type: none"> • Reduce traffic congestion • Improve streetscene • Improve recycling & energy management • Respond to climate change • Improve quality of existing space 	+	<p>Less sites will lead to a reduction in anti-social behaviour and vandalism</p>
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G2 Initial Risk Assessment



PROJECT NAME:

Closure of Firbank Road and Tuckton Road Public Conveniences

PROJECT NUMBER: *To be obtained from PMO*

PROJECT RISK LEVEL:

LOW *

Table 1 - Suggested criteria on which to score the type of project (please tick appropriate category)

CRITERIA				Score
1) Duration of Project	0-6 months <input checked="" type="radio"/>	7-12 months <input type="radio"/>	Above 1 year <input type="radio"/>	2
2) Effort	1-4 people (FTE) <input checked="" type="radio"/>	5-10 people (FTE) <input type="radio"/>	11+ people (FTE) <input type="radio"/>	1
3) Business Impact	Service Unit/Service <input checked="" type="radio"/>	More than 1 SU <input type="radio"/>	Council/External <input type="radio"/>	3
4) Priority	Desirable <input type="radio"/>	Highly Desirable <input type="radio"/>	Essential <input checked="" type="radio"/>	6
5) Costs &/or Savings	Up to £250k <input checked="" type="radio"/>	£251k-£500k <input type="radio"/>	Over £501k or if project is to be funded through prudential borrowing <input type="radio"/>	2
6) Risk Impact	Low Impact - Minor service disruption/inconvenience, minor injury, small financial loss, isolated service user complaint. <input checked="" type="radio"/>	Medium Impact - Service disruption, More serious injury or financial loss, adverse media coverage, numerous service user complaints <input type="radio"/>	High Impact - Significant or total service disruption, major disabling injury or fatality, high or catastrophic financial loss, adverse national media coverage, ministerial intervention in service running. <input type="radio"/>	1
Risk Score				15

A numerical rating is applied to each cell (see Table 1) For example a 'Priority' of 'Highly Desirable' is worth 3 points and a 'Cost' of '£501-£1m' is worth 5 points. Totalling the points scored for each 'criteria' gives a project score. This score is then mapped against a project-risk status in Table 1 below:

Project Risk Rating	Points Total
Low	Between 10-18
Medium	Between 19-35
High	36+

Equality Impact Needs Assessment



The Diversity Promise - *Making it Happen!*

Title of Policy/Service/Project	Permanent Closure of Firbank Road, Tuckton Road and Holdenhurst Road Public Conveniences
Service Unit	Environment
Lead Responsible Officer and Job Title	Stuart Best, Street Services Manager
Members of the Assessment Team:	Stuart Best, Jo Rust, Martin Wilkins
Date assessment completed:	Assessment was undertaken between July and September 2016

About the Policy/Service/Project:

What type of policy/service/project is this? Changing
What are the aims/objectives of the policy/service/project? <p>Street Services currently manage 21 public convenience sites throughout the borough. This service is 7 days per week, 365 days of the year. The current combined cleansing and maintenance cost totals approximately £400K per annum.</p> <p>In recent years the public convenience facilities at Firbank Road, Tuckton Road and Holdenhurst Road have been the target of sustained and prolonged abuse. These incidents have ranged from deliberate vandalism in the form of fires, the breaking of pipes and urinals and graffiti. There has also been a number of serious incidents of anti-social behaviour involving drinking, taking drugs and engaging in sexual activities.</p> <p>Due to the effects of anti-social behaviour and vandalism the facilities at Tuckton Road and Firbank Road have been closed for over a year. The public conveniences at Holdenhurst Road have been closed for in excess of 10 years</p>

Are there any associated services, policies or procedures?	Yes
If 'Yes', please list below:	
The Authority has no statutory obligation to provide public conveniences.	
The Council has a Capital Strategy & Corporate Asset Management Plan which recognises that due to continued Government austerity measures, Bournemouth Council has significantly less maintenance budgets to look after the property estate in its current form. This will lead to a policy of re sizing of the number of properties that the Council can adequately maintain.	
List the main people, or groups of people, that this policy/service/project is designed to benefit and any other stakeholders involved?	
All Bournemouth's residents and visitors	
Will this policy/service/impact on any other organisation, statutory, voluntary or community and their clients/service users?	
Transport companies, public transport professionals e.g. bus and taxi drivers.	

Consultation, Monitoring and Research

Where there is still insufficient information to properly assess the policy, appropriate and proportionate measures will be needed to fill the data gaps. Examples include one-off studies or surveys, or holding informal consultation exercises to supplement the available statistical and qualitative data.

If there is insufficient time before the implementation of the policy to inform the EINA, specific action points will be need to be clearly set out in the action plan. Steps must include monitoring arrangements which measure the actual impact and a date for a policy review.

Consultation:

What involvement/consultation has been done in relation to this (or a similar) policy/service/project and what are the results?

Consultation has been undertaken with a variety of groups including;

- Relevant Ward Members:
Tuckton; Cllr Eddie Coope, Cllr Robert Lawton, Cllr Malcolm Davies
Firbank Road: Cllr Patrick Oakley, Cllr Simon Bull, Cllr Donald McQueen
Holdenhurst Road:
- Larry Austin Service Director, Environment
- Operations Managers, Paul Hastings, Gary Briggs and Lesley Butler
- Operational Supervisors, Pete Gallagher and Jody Twidale
- Building Maintenance
- Dorset Police - reported incidents of drinking and other related ASB at the Firbank Road site. Rough sleeping in Tuckton Road site, Holdenhurst Road

The ward diversity data for East Southbourne and Tuckton shows that the age profile is markedly older than other wards. One third of the population are 65+. Since the temporary closure has been in place we have only received one e-mail which talked about the Authority's general approach to public convenience provision.

The Winton East ward (Firbank Road site) has a noticeable younger age profile than Bournemouth with 59% of residents aged 18-44 as compared to 42% in Bournemouth. Both Winton East and East Cliff & Springbourne (Holdenhurst Road site) have a similar percentage of retirement age residents compared to Bournemouth. To date we have received no correspondence relating to the closure of either of these facilities.

The sites are not impacted by high passing footfall as they are not in primary shopping or tourist destination areas. They are also in locations that are subject to restricted parking conditions.

If you have not carried out any consultation, or if you need to carry out further consultation, who will you be consulting with and by what methods?

N/A

Monitoring and Research:

What data, research and other evidence or information is available which is relevant to this EINA?

The Public Health Act 1936 gives local authorities a power to provide public toilets but does not impose any duty to do so.

Is there any service user/employee monitoring data available and relevant to this policy/service/project? What does it show in relation to equality groups?

The receipt of reports from the public and front line service teams relating to a significant number of incidents of anti-social behaviour including;

- Overnight sleepers/vagrancy
- Drinking and drug taking
- Vandalism - graffiti, deliberate fires and blocking of urinals
- Sexual activity
- Low legitimate usage figures - this is evidenced by low use of consumable products e.g. toilet paper and liquid soap

If there is a lack of information, what further information do you need to carry out the assessment and how are you going to gather this?

N/A

Assessing the Impact

	Actual or potential benefit	Actual or potential negative outcome
Age	All users will benefit from a more cost effective and fit for purpose service	A reduction in the number of public conveniences may limit older and disabled people's ability to remain active and could restrict how often, where and when they can leave their homes. But the temporary closure has not highlighted any specific issues
Disability	All users will benefit from a more cost effective and fit for purpose service	Closure of Council run conveniences, especially those with accessible cubicles may disadvantage people unless alternative provision can be found. But the temporary closure has not highlighted any specific issues
Gender	All users will benefit from a more cost effective and fit for purpose service	
Race	All users will benefit from a more cost effective and fit for purpose service	
Religion or Belief	All users will benefit from a more cost effective and fit for purpose service	
Sexual Orientation	All users will benefit from a more cost effective and fit for purpose service	

	Actual or potential benefit	Actual or potential negative outcome
Transgender	All users will benefit from a more cost effective and fit for purpose service	
Any other factor/ groups e.g. socio-economic status/carers etc	All users will benefit from a more cost effective and fit for purpose service	
Human Rights	All users will benefit from a more cost effective and fit for purpose service	.

Stop - Any policy which shows actual or potential unlawful discrimination must be stopped, removed or changed.

If impacts have been identified include in the action plan what will be done to reduce these impacts, this could include a range of options from making adjustments to the policy to stopping and removing the policy altogether. If no change is to be made, explain your decision:

Action Plan

Issue identified	Action required to reduce impact	Timescale	Responsible officer	Which Business Plan does this action link to e.g. Service Equality Action Plan/Team Plan
A reduction in the number of public conveniences may limit older and disabled	Continue to monitor feedback and if necessary consult with local business community about the viability of the introduction of a community toilet	From disposal	Stuart Best	Environment

people's ability to remain active and could restrict how often, where and when they can leave their homes.	scheme. Consideration will need to be given to religious groups and their ability to use alternative access points			

