

## Paddock Wood Toilets

TWBC has approached the Town Council to explore the option for it to take on the ownership of their public toilets in Commercial Road.

The running costs for these toilets is around £17,000 per year. The Borough Council received an income of £7,000 per year from Paddock Wood Town Council, therefore reducing the running costs for the Borough Council to £10,000 per year.

The building is a brick external structure with prefabricated metal roof. TWBC are currently carrying out renovations to the roof.

The opening hours are 24 hours a day Monday to Sunday and is in the car park owned by the Borough Council in the centre of the town. There are no external doors so they cannot be locked at night.

TWBC have advised the following to the Town Council:

- There are no business rates on the public toilets.
- TWBC would be open to PWTC to increase their contribution to cover the full costs, provided that PWTC were to continue this every year.
- TWBC would not be wishing to sell the freehold of these toilets. If there were to be any form of redevelopment of this site TWBC would ensure the reprovision of public toilets somewhere else in Paddock Wood.
- That a drainage survey has been carried out as there have been a number of blockages this showed that rubbish had been stuffed down the toilets and they appear to be working properly now.

Below are the costs which are currently being paid by TWBC. A spread sheet showing a break down of the maintenance works over the last two years is attached.

	TWBC Costs	Costs for PWTC
Planned Maintenance Property	£7,000.00	
Responsive Repairs Property		
Maint/Serv Plant Property	£0.00	
Fire & Security Property	£0.00	
Electricity	£1,326.12	£1,326.12
Water Supply	£176.30	£176.30
Wastewater & Drainage	£517.59	£517.59
Contract Cleaning	£8,049.96	£10,692.00
Buildings & Plant Insurance	£0.00	
Equipment Purchase/Mtce	£0.00	
Consumables & Materials	£0.00	
Electrical compliance fee	£860	£860
Sanitary bins		TBA
Recoverable Charges (pwtc contribution)	-£7,000.00	
	£10,069.97	

If the Council was to take over the toilets on a full repairing and insuring lease, then the cost of buildings insurance would also need to be included. A request has been made to the Council's insurers as to what the likely costs would be.

As well as the direct costs the Council also needs to consider the practicalities of managing the public toilets.

Whilst the costs given by the cleaners includes the consumables and a visit 7 days a week, the Town Council does not have staff available at evenings and weekends. There would be no cover in the event of a problem out of work hours under the current staffing structure.

The options are as follows:

1. Do nothing and allow the Borough Council to close the toilets if they decide to do so.
2. Agree that the Borough Council should continue to maintain the toilets, but the Town Council covers the actual costs. At present the Council pays an agreed fee towards the upkeep of the toilets. The Town Council would have no control over the costs.
3. The Town Council agrees to enter discussions with the Borough Council to take over the Town Centre Toilets.

Members are asked to agree how they wish to progress this.

NICHOLA REAY  
Clerk to the Council  
11<sup>th</sup> October 2023

Instruction Code	Reference	Instruction Description
INT00004568		prefabricated roof above ladies toilet has been damaged and is now a health and safety issue. whilst also letting in all the elements, can you please attend ASAP. Make safe and then fully repair.
		Repeated problems with single gents cubicle toilet blocking, and reported low cistern water pressure. Please unblock toilet, investigate that the cistern flush is up to standard and investigate possible drainage problem which could cause the blockages.
INT00004127		Toilet has been repeatedly out of action and causing complaints from users, so please spend time to get to the bottom of the problem.
INT00003534		Blocked toilet
INT00003537		Multiple leaks from roof in service corridor, including landing on electrical intake area. Please investigate and rectify if possible.
INT00003069	59632	Light fitting reported as broken. Please conduct a drainage survey on these public toilets as we are constantly getting issues with these backing up and this has caused them to be out of action for a while.  Please report back findings and any remedial works to relieve this being an issue going forwards, at the same time please flush the drains through so we can open the cubicles again.
INT00002925		Thanks
		SP06 - Blocked drain
INT00002709		Gents 1st cubicle locked off - problem with toilet drain. Toilet blocks up frequently.
		SP08 - Blocked toilet
INT00002603		Blocked toilet in gents
INT00002344		Toilets all blocked and nothing draining.
		SP08 - Blocked toilet
INT00002166		Gents Cubicle - blocked, will flush but not clear  Gents toilet is not flowing away and has been locked off, please investigate and ensure this is rectified.
INT00002028	TW000970	The other toilets are also having issues however are still open at this time - please ensure all are flowing away successfully.
INT00001999		'We have had a report that there is graffiti on the metal toilet block at Paddock Wood, I'm sorry but I don't have any details as to what's been painted/sprayed/scrawled on the toilets it's not marked as offensive.'
		SP08 - Blocked toilet
INT00002001	TW000948	Blocked toilet in the male toilets
INT00001833		Toilet blocked and locked off, please unblock and leave open.
INT00001783	TW000806	Kevin has reported that the ladies toilet at Paddock Wood WC is blocked. The toilet has been marked out of order. Churchill have called to say the gents toilet is blocked again. It has been locked off, can someone please attend to remedy this and to see why this keeps happening.
INT00001679		
INT00001610	TW000703	Gents toilet slow to drain - please investigate and rememdy
INT00001580	TW000683	Gents cubicle blocked
		SP33 - Lighting failure
INT00000868	Gm 48673	Service corridor light is burn out. Ladies Floor Tiles [Inside entrance]
INT00000202	TW000091	Some of these tiles are coming lose, could they be re-bedded please.

Report: INT02: Instruction  
Filtering details:  
Site Matches 'C021', Building Includes 'C021-B1'

Ordering details:

`Instruction Code` (ascending)

Rows returned:

Returned 26 rows (from 1 to 26) of 4843 rows.