

ABERDEEN CITY COUNCIL

COMMITTEE : **Housing & Environment**

DATE: 25th May 2010

CORPORATE DIRECTOR: Pete Leonard

TITLE OF REPORT: Review of Public Toilets – Progress Report

REPORT No. H&E/010/073

1. PURPOSE OF REPORT

The report contains the concluded public toilet review and gives recommendations that will put in place a public toilet strategy for Aberdeen which both complements and improves upon existing public toilet facilities already in place both publicly and privately.

2. RECOMMENDATION(S)

That the Committee:

- (i) note the progress and improvements made to date with Aberdeen's Public Toilets;
- (ii) approves, subject to iii), below Option 3; namely, to 'Retain existing public toilets, adding 24/7 APC facilities in the city centre and priority locations (City Parks etc) and introduce a Community Toilet Scheme across Aberdeen' as the preferred choice for the long term strategy for public toilets in Aberdeen;
- (iii) instructs the Director of Housing & Environment to report back with a detailed, costed business analyses having taken into consideration the potential influence and implications of the "City Centre Development Framework" (Council meeting on the 19 May 2010) on option 3 as outlined in recommendation (ii) above at its meeting on 24 August 2010.

3. FINANCIAL IMPLICATIONS

Once a decision has been made and an option agreed to take forward, further budgetary implications and potential capital investment will be outlined to Committee for consideration in future years' budgets.

4. SERVICE & COMMUNITY IMPACT

This report supports the Community Plan's vision for land use and the environment, namely, for Aberdeen to be a City that protects, enhances and values its environment. It also links generally to the Council's policy statement, Vibrant, Dynamic and Forward Looking, in terms of its declared intention to be an efficient Council.

Public toilet provision also links generally to the "health" and "clean city and environment" aspects of the Community Plan and Single Outcome Agreement.

The public toilet provision needs to be considered in conjunction with the objectives of the City Centre Development Framework" which went to a meeting of the Council on 19 May 2010. The framework may give the Council an opportunity to deliver improvement to the service by obtaining capital and revenue costs associated with the service from planning gain.

5. OTHER IMPLICATIONS

Bright, clean and well maintained toilet facilities enhance the local environment and improve facilities available to residents, visitors and tourists to the city.

Failure to provide and improve these services places risk on our ability to implement our vision in future Clean City Challenges.

6. REPORT

6.1 Public Toilet Review

Providing public toilets is not a statutory function of local authorities. However, public toilets are an important service for visitors and residents alike. Aberdeen City Council needs to continue to ensure that adequate public toilet provision is in place across Aberdeen.

The council's traditional stand-alone public toilets are no longer the sole toilets available for public use. Shopping centres, supermarkets and others increasingly provide toilets for the public. There are a number of civic buildings which provide toilet facilities but not for general public use. Public expectations of what should be provided have also altered; for example, people now expect baby-changing facilities and the law requires disabled provision where practical.

Aberdeen City Council currently has 13 public toilets open and available to the public for use. See Appendix 1 for details.

Aberdeen's current toilets are very well managed and maintained. The toilets receive good feedback from the public and for the first time in 2009 four toilets, Upperkirkgate, Footdee, Chapel Street and Beach Central were awarded 'Loo of the Year' awards in recognition of their standard of maintenance and cleanliness.

Aberdeen has many other sites that have in the past been used as public toilet facilities but many of these properties are old, in poor condition and no longer meet accepted standards. Over the year these site have gradually been closed down and accordingly, in 2009 a council decision was made to further reduce the number of toilets open to the public and close a number of facilities across the city. This represented a budget saving of £81,000.

Revenue budget for public toilets is on track for an under spend of £30,000 in the financial year 2009 / 10.

Appendix 2 gives details of public toilet property / facilities in Aberdeen that have been closed. The information also provides a grading as to the property condition and also an estimated rebuild cost.

6.2 Phase 1 of the Public Toilet Review

6.2.1 Phase 1 of the Public Toilet Review has been completed.

Following approval from Committee refurbishment work began on the public toilets in June 2007. Work was undertaken on the toilets at Footdee, Upperkirkgate, Spa Street and Chapel Street. This work was completed in the summer of 2008.

All public toilet refurbishment on current, operating facilities has been completed and paid for through capital monies.

A total of £87,000 remains against capital monies to be spent on public toilets.

Appendix 3 provides a summary of the works undertaken in Phase 1.

6.2.2 New APC (Automatic Public Convenience) units for parks.

New APCs have been sited at Duthie Park, Victoria Park and Seaton Park. Installation works of these toilets has been completed and they were in full operation and open to the public from the end of March 2008.

These units are coin operated, fully automatic, self cleaning, public conveniences that have been designed to accommodate all members of the public including those with children and the less able user. The units significantly exceed the typical specification for a DDA toilet.

6.3. Public Toilet Review Phase 2 – Long term strategy for Aberdeen’s public toilets.

6.3.1 The second part of the review began in late 2009 and looked in detail at:

- Current facilities that are not well used and the possible alternatives;
- Recently closed facilities and the impact on the communities involved;
- City centre, night time provision required by Aberdeen;
- The long-term strategy of providing public toilets, linking to long term plans and proposals for public toilet facilities in parks, libraries and other public buildings and
- Funding required for the necessary menu of improvements to public toilet facilities required for Aberdeen.

Consideration will have to be given to where the outcome of the review sits as a priority and how any additional costs resulting from the review are to be met.

There is no direct financial impact of Phase 2 on the 2010 / 2011 budget.

In order to best identify the public toilet requirements of Aberdeen City Council, four main options were considered and reviewed.

1. Close all public toilets.
2. Service provision per status quo (and potential improvements).
3. Retain existing public toilets, adding 24/7 facilities in the city centre and priority locations (City Parks etc) and introduce a Community Toilet Scheme across Aberdeen.
4. Retain existing public toilets plus adding new public toilet facilities / APC units across city.

Each option was considered in terms of five criteria:

- Human Resources implications
- Financial implications
- Performance implications
- Legal Implications
- Positive and negative impact.

Appendix 4 gives detail of the four options considered.

6.3.2 Conclusion

An option appraisal on the future strategy of the public toilet service, managed by Environmental Services, was carried out to assess the options for future

optimisation of resources and service delivery.

Option 1 – Close All Public Toilets

This option:

- Provides a substantial saving to the council but in closing all public toilets the council would face significant criticism from the public, visitors and the business sector.
- Cannot, it is submitted, be considered as a realistic way forward for the aforesaid reason.

Option 2 – Service provision per status quo (and potential improvements).

This option:

- The current public toilets are well managed and maintained and, on the whole, provide good facilities within the areas they serve.
- New signage, redecoration and better promotion of the public toilets in Aberdeen would see the current facilities improved further at a cost that could be accommodated within existing budgets and by using existing capital budget.
- However, with option 2, toilet provision is limited and there is little scope to address the need for 24/7 facilities for the city centre and also additional facilities across Aberdeen.
- Option 2 is seen as a possible low risk, working solution but it does not provide any long term commitment to improve the provision of public toilets in Aberdeen and because of this, it is submitted that it should be discounted.
- There is little risk associated with this option and potential to make a small budget saving.

Option 3 – Retain existing public toilets, adding 24/7 facilities in the city centre and priority locations (City Parks etc) and introduce a Community Toilet Scheme across Aberdeen.

This option:

- Combines the existing facilities as they are but with the addition of a number of new 24/7 facilities in the city centre and other priority areas.

The 24 / 7 facilities are Automatic Public Conveniences (APC) installed and managed by a third party. Further work would need to be carried out to identify suitable areas for these facilities. Also suitable land would need to be identified where the additional provision could be placed. This could require the Council to purchase suitable land in the city. The additional provision would need to be linked into the "City Centre Development Framework" and consideration given to private finance delivering additional provision and ongoing maintenance as part of the city redevelopment.

- The delivery of 24/7 facilities by the City Council would commit the Council to additional revenue and capital budget requirements. Total costs of delivering this would need further detailed work subject to members preferred option. Revenue costs per unit £25,000 per annum for lease maintenance plus utility costs of approximately £10,000 per annum.
- The costs of the 24 / 7 schemes could be offset by using advertising although it is likely that member approval would need to be obtained to carry out advertising on the facilities. There would be a charge of 20 pence to use these facilities.
- Additionally there could also be the introduction of a Community Toilet Scheme across Aberdeen. This could include:
 - a) conveniences to which the public have access but are not in the ownership of the Council, and
 - b) conveniences which are in the ownership of the council but are not open for general public use, such as the Museum, Library, Art Gallery, etc.
 - c) closed conveniences which could be re-opened and / or the land / building asset used to finance other more modern conveniences.
- The Community Toilet Scheme involves the council engaging with local businesses to ask them to open up their toilets to the Public. Typical businesses might be larger retail stores, cafes, hotels or pubs. In return the business receives a small annual payment from the council, and a heavier footfall of potential customers. An estimated payment of £750 per business with the council maintaining public liability. This would equate to £18,750 with 25 partners.
- Careful selection of the community scheme members is important as this will ensure that the toilets are open for the majority of the day and comply with DDA requirements.
- The Community Toilet scheme would incur costs but this would be partly

covered within existing revenue budget.

- The Council could explore the possibility of charging entrance to all public conveniences to off-set costs.
- There is scope to carry out more detailed work on this scenario if members approve Option 3 as the preferred way ahead for the public toilet provision in Aberdeen. This is subject to the additional financial resources being found to move forward this scenario.

Option 4 – Retain existing public toilets plus adding new public toilet facilities / APC units across city.

This option would

- Require the Council to provide additional facilities across the city. These facilities would be APC units and would consist of
 - a) refurbishment of existing facilities
 - b) demolish and replace open and some closed facilities
 - c) new locations.

The sites all need to be identified and linked to the council's aspirations as detailed in the "City Centre Development Framework".

- There is a cost to option 4. To purchase an APC unit would be in excess of £100,000 depending upon the specification plus the cost of the land and installation. There would be revenue costs to manage and maintain the facilities. It is estimated that £1.8 million capital would be required for approximately 12 units.
- In the current financial climate this option is not recommended due to the cost of the option being restrictive to providing an increased provision across the City. It is submitted this option is not best value and should not be considered for taking forward.

7. REPORT AUTHOR DETAILS

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8. BACKGROUND PAPERS

The Provision of Public Toilets, Twelfth Report of Session 2007 – 08.
An Urgent Need, The State of London's Public Toilets
Improving Public Access to Toilets, Guidance on Community Toilet Schemes and
SatLav. Department for Communities and Local Government.
Public Conveniences – Policy, Planning & Provision.
The Management of Public Toilets – Aberdeenshire Council
Smarter Public Conveniences. Healthmatic.
Danfo Public Toilets.
Review of Public Toilets – Progress Report November 2009
Review of Public Toilets – Progress Report October 2009

Appendix 1

Existing operating toilet facilities / sites

Name	Address	Codes	Options	Opening Times
Beach Central, Beach Promenade	Beach Promenade between Beach Boulevard and the Beach Ballroom	<ul style="list-style-type: none"> ▪ (WA) ▪ (M) ▪ (F) ▪ (AA) ▪ (H) ▪ (P5m) 	Showers, Mother / Baby Room, Alarm fitted	<p>Oct – Mar: Mon – Fri 9:30am – 17:30</p> <p>Apr – Sep: Mon – Fri 9:30am – 17:30pm</p> <p>Xmas/New Year: 10am – 16:30pm</p>
Chapel Street, Within NCP Car Park	City Centre - located within the NCP car park on the corner of Huntly St and Chapel St.	<ul style="list-style-type: none"> ▪ (WA) ▪ (M) ▪ (F) ▪ (AA) ▪ (H) ▪ (R) ▪ (P10m) 	Baby changing facilities in disabled toilet	<p>Oct - Mar: 8am - 17:30pm</p> <p>Apr - Sept: Mon - Sun: 8am - 18:00pm</p>
Esplanade, Footdee,	Footdee, southernmost end of Esplanade	<ul style="list-style-type: none"> ▪ (WA) ▪ (M) ▪ (F) ▪ (AA) ▪ (H) ▪ (P5m) 	Baby changing facilities in disabled toilet	<p>Oct - Mar: Mon – Sun 9:30am – 17:30pm</p> <p>Apr - Sept: Mon – Sun 9:30am – 20:00pm</p> <p>Xmas/New Year: 9:30am – 17:30pm</p>
North Deeside Road, Cults	Adjacent to library	<ul style="list-style-type: none"> ▪ (WA) ▪ (M) ▪ (F) ▪ (H) ▪ (R) ▪ (P5m) 	Alarm fitted	Automatic Public Convenience 24 Hours

		<ul style="list-style-type: none"> ▪ (NKS) 		
North Deeside Road, Culter	Adjacent to Cooters Restaurant	<ul style="list-style-type: none"> ▪ (M) ▪ (F) ▪ (NKS) 	Alarm fitted	Automatic Public Convenience 24 Hours Christmas/New Year: 24 Hours
Upperkirkgate	City Centre, North side of St. Nicholas House	<ul style="list-style-type: none"> ▪ (WA) ▪ (M) ▪ (F) ▪ (AA) ▪ (H) ▪ (R) ▪ (P25m) 	Alarm fitted Baby changing facilities in disabled toilet	Oct - Mar: Mon - Sat 7am - 17:30pm Apr - Sep: Mon - Fri 7am - 17:30pm
Skene Street	West steps to Upper Denburn	<ul style="list-style-type: none"> ▪ (WA) ▪ (M) ▪ (F) ▪ (NKS) 	Alarm fitted	Automatic Public Convenience: 24 Hours
Spa Street	City Centre, entrance to NCP car park	<ul style="list-style-type: none"> ▪ (WA) ▪ (M) ▪ (F) ▪ (AA) ▪ (H) ▪ (R) ▪ (P25m) 	Alarm fitted Baby changing facilities in disabled toilet	Oct - Mar: Mon - Sun 8am - 17:30pm Apr - Sept: Mon - Sun 8am - 18:00pm
Hazlehead Park	Access at main car park	<ul style="list-style-type: none"> ▪ (WA) ▪ (H) ▪ (P) ▪ (M) ▪ (R) ▪ (F) 		Oct - Mar: Mon - Sun 8am - 17:30pm Apr - Sept: Mon - Sun 8am - 18:00pm
Johnston Gardens	At entrance access off Viewfield Road	<ul style="list-style-type: none"> ▪ (WA) ▪ (H) ▪ (P) ▪ (M) ▪ (R) 		Oct - Mar: 8am - 16:00pm Apr - Sept: Mon - Sun: 8am -

		▪ (F)		18:00pm
Victoria Park	Access via Watson Street and Westburn Road			Automatic Public Convenience: 24 Hours
Seaton Park	In car park, access off Don Street			Automatic Public Convenience: 24 Hours
Duthie Park	Riverside Drive or Polmuir Road			Automatic Public Convenience: 24 Hours

Codes:

- (WA) Wheelchair access
- (H) Handrail alongside WC
- (U) Unisex
- (Pm) Parking
- (M) Male
- (R) Ramp
- (F) Female
- (St) Step
- (AA) Attendant available

Appendix 2

The following table provides details of all current open toilets and also property / sites used in the past as public toilet facilities.

All properties have been subject to a condition survey and graded.

Grade A - Good (Performing well and operating efficiently)

Grade B - Satisfactory (Performing adequately but showing minor deterioration)

Grade C - Poor (Showing major defects and/or not operating efficiently)

Grade D - Bad (Life expired and/or serious risk of imminent failure)

Existing Public toilet property / sites

Toilet	Current Condition Grading	Estimated Cost to re-commission	Current Situation
Esplanade, Footdee	B	NA	Open
Chapel Street	A	NA	Open
Upperkirkgate	B	NA	Open
Spa Street	B	NA	Open
South Esplanade West	Demolished	£70,000 (APC)	Closed
North Deeside Road, Culter	A	NA	Open
East North Street	Demolished	Site now redeveloped	Closed
Beach Central	B	NA	Open
King Street	C	?	Closed
Greenfern Road	Demolished	Site being redeveloped	Closed
Oldmeldrum Road	C	?	Closed

Victoria Street	B	£62,000	Closed
Hazlehead Park	C	£84,975	Open
Johnston Gardens	C	£7,350	Open
Duthie Park APC	A	NA	Open
Victoria Park APC	A	NA	Open
Seaton Park APC	A	NA	Open
North Deeside Road, Cults APC	B	NA	Open
Skene Street APC	C	Reaching end of life. £70,000 to replace.	Open
Union Terrace Gardens	Survey information not available	Survey information not available	Closed
Stonehaven Road APC	Off line	£70,000	Closed
Brighton Place	Survey information not available	Survey information not available	Closed
The Green	Survey information not available	Survey information not available	Closed
West North Street	Survey information not available	Survey information not available	Closed
Great Southern Road	Survey information not available	Survey information not available	Closed
High Street	Survey information not available	Survey information not available	Closed
Stewart Park	Survey information not available	Survey information not available	Closed

Loirston Road	Survey information not available	Survey information not available	Closed
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Appendix 3

Refurbishment Programme Undertaken On Existing Public Toilet Facilities.

Following approval from Committee refurbishment work began on the public toilets in June 2007. The first of the public toilets to be tackled was Footdee.

Footdee

Works undertaken include new flat room covering, new roller shutter, secure, entrance door, new windows, cleaning and repairing of existing terrazzo to walls and floor, repairs to roughcast and mortar beds, full external and internal decoration, replacement ceiling and lighting, new wall panels, vanity units and sanitary ware and the fitting of water saving devices to the taps, urinals and cisterns. The toilet for use by people with a disability was fully upgraded to comply with the Disability Discriminations Act regulations.

The refurbishment of Footdee was completed on September 2007 and has been very well received by the public. The feedback on the work carried out has been fantastic and the staff has received many letters congratulating them on the work done.

The toilet attendants have taken real pride in their new facilities and the toilets are kept spotlessly clean. Visitors and local residents have taken the time to write and acknowledge the good work being done.

Total cost of works £90,000

Chapel Street

Work on the Chapel Street toilet began in September 2007 and was completed in late November 2007.

Works undertaken include new roller shutter, secure entrance door, cleaning and repairing of existing terrazzo to walls and floor, new doors, full internal decoration, replacement ceiling and lighting, new wall panels, vanity units and sanitary ware and the fitting of water saving devices to the taps, urinals and cisterns. The toilet for use by people with a disability was fully upgraded to

comply with the Disability Discriminations Act regulations.

The refurbishment works to the Chapel Street toilets has been a great success with very positive feedback on the new facilities.

Total cost of works £35,500

Upperkirkgate

Work began on the refurbishment of Upperkirkgate toilets in January and was completed in March 2008.

Works undertaken include painting of existing terrazzo to walls, full internal decoration, replacement ceiling and lighting, new wall panels, vanity units and sanitary ware and the fitting of water saving devices to the taps, urinals and cisterns, new floor covering and signage. The toilet for use by people with a disability was fully upgraded to comply with the Disability Discriminations Act regulations.

Total cost of works £21,000

South Esplanade West

The existing toilet on South Esplanade West was demolished in May 2008 and the site made good.

Total cost of works £5,000

Spa Street

Work began on the refurbishment of Upperkirkgate toilets in January and was completed in March 2008.

Works undertaken include new roller shutter, secure entrance door, cleaning and repairing of existing walls and floor and painting works.

Total cost of works £8,500

Appendix 4 – Option Appraisal

Option 1 – Close All Public Toilets

Proposed Service Provision

All public toilets across the city would be closed. This would include all APC units and toilets located in parks and gardens.

HR Implications

All public toilet staff made redundant, There would also be a knock on effect on staff with Environmental Services who although do not work directly with public toilets are involved as part of their day to day duties i.e. parks staff / Authorised Officers.

This proposal would see 12 posts at risk of redundancy.

Financial Implications

Closure of all toilets would see a substantial budget saving in the region of £400,000.

Closure of the toilets would also mean that the current £87,000 capital set against public toilets would not be required.

Performance Implications

Toilets will be closed so KPI's will no longer be recorded.

Loos of the year awards would no longer be applicable.

Legal Implications

There is no statutory obligation to supply public toilets.

Implications may arise with some of the more recent APC units which are tied in to leasing / maintenance agreements.

Positive Impact

Significant savings to service / Council

Reduction in vandalism to the facilities.

Reduced risk of facilities being mis-used i.e. drugs / other inappropriate

behaviour.

Negative Impact

No public toilets

Significant increase in number of complaints from public.

City reputation for tourists and visitor will suffer.

Negative impact on Council and Environment Services.

Media backlash.

Large investment required should a decision be made in the future to re open toilets.

Loss of Seaside Award (public toilets are part of award criteria).

Unable to contribute to Crime and Disorder Groups on public safety issues i.e. Safer Aberdeen Forum.

Option 2 – Service provision per status quo (and potential improvements).

Proposed Service Provision

Public toilet provision is to remain as it currently is with some investment within existing budgets / capital budget to improve facilities i.e. redecoration, new signage etc.

Public toilets improvements also need to include for improved signage and promotion of Aberdeen's public toilets (through maps, website and information leaflets). This is the case for both public and private toilets available to the public and will include toilets in public buildings available to the public and shopping malls.

HR Implications

None.

Financial Implications

Potential for a small saving in 2011 / 2012 in the region of £20,000 depending on budget invested back in to the service in terms of signage, promotion etc.

The current £87,000 capital set against public toilets would be invested in the remaining toilets to add further improvements.

Performance Implications

Set KPI targets for facility checks.

Target further success in 'Loo of the year' awards.

Legal Implications

None

Positive Impact

Current provision is sufficient taking in to account the current financial situation of the council in relation to service investment.

Service currently works very well.

Existing facilities are well run and maintained.

Public feedback on existing facilities very positive.

Toilets are award winning.

Service flexible i.e. longer opening hours in summer.

Dedicated staff that are willing to take on additional duties for good of service i.e. litter picking around toilets.

Small saving to service.

No threat to staff jobs therefore staff moral remains good.

Complaints are very low relating to current facilities.

Closed toilets have resulted in very few complaints.

Negative Impact

There is a perception that current city centre toilet provision is inadequate.

With the exception of mobile units there is currently no City Centre public toilet night time provision.

Areas outwith city centre have no public toilets.

Public desire to have access to public toilet facilities across Aberdeen could see rise in complaints and negative feedback against Council.

Option 3 – Retain existing public toilets, adding 24/7 facilities in the city centre and priority locations (City Parks etc) and introduce a Community Toilet Scheme across Aberdeen.

Proposed Service Provision

This option refers to two distinct parts.

Public toilet provision to remain as it currently is (refer to Appendix 1) but built on and improved by adding improved, APC 24 hour facilities at key locations in the city centre and other priority locations.

Public Toilet Facilities to be considered in relation to the "City Centre Development Framework" which was presented to a meeting of the Council on

19 May 2010.

The service will also introduce a Community Toilet Scheme. This will see partnerships formed with local businesses and other Council services across the city to provide access for the general public to clean, safe toilets.

A Community Toilet Scheme allows members of the public to use the toilet facilities in a range of approved local businesses and other organisations (partners) during their opening hours. The service is made available for free and without any expectation that users will purchase goods or services. Participating premises undertake to keep their toilets safe, clean, hygienic, easily accessible, and well stocked. In return they receive an annual payment (estimated for this report purpose of £750). The council also maintains public liability insurance.

This scheme would operate in areas across Aberdeen where public toilets would be seen as a benefit to the community by providing greater access to toilets across the city. The scheme would help to address issues such as healthy living and social inclusion. Older people, parents and people with health problems are still; able to maintain a more active lifestyle and confidently enjoy the local environment.

Environmental Services would manage the scheme and monitor the partners to ensure that each toilet complies with the scheme and meets cleanliness and other criteria.

Participating partners would display prominent signs and admit members of the public to use their facilities. Directional street signage will be positioned near to participating toilet scheme members and a leaflet explaining how the Community Toilet Scheme works will be distributed and made widely available. The leaflet will include a list of participating premises and also a map. The scheme will also be detailed on the council's website.

Public toilets improvements also need to include for improved signage and promotion of Aberdeen's public toilets (through maps, website and information leaflets). This is the case for both public and private toilets available to the public and will include toilets in public buildings available to the public and shopping malls.

HR Implications

Staff will have to be made available to manage and implement additions to current facilities and also implementation of Community Toilet Scheme.

This would require a change to employee's current job descriptions. It would also

potentially impact on other staff workloads especially during the initial stages of the implementation.

Financial Implications

Budget would be required to pay for new city centre / priority area facilities. This could be in the form of capital or revenue budget for the installation of 5 APC units.

A. Cost to purchase -

Total Cost (A)		
Cost	Capital (one off cost)*	Revenue*
APC Units	£500,000	
Land Costs	£125,000	
Signage etc	£87,000	
Maintenance contracts		£65,000
Utility Bills		£50,000
Community Toilet Scheme Fees		£18,750
Additional Staff Costs		£17,125**
Total	£712,000	£150,875 PA

*Costs given are indicative and not actual.

** Revenue Cost is a one off cost to establish the scheme.

Costs based on –

- Capital Cost - £100,000 per unit
- Capital Cost of Land - unknown (locations need to be identified to determine costs) cost given estimated.
- Current capital of £87,000 to be used for improved signage and promotion of service.
- Revenue Cost - £13,000 per unit pa to cover maintenance contract costs.
- Revenue Cost – estimate £10,000 per unit pa to cover utility costs

- There is potential for some of the costs to be offset through the provision of advertising space on the toilets and entrance charges.
- Community Toilet Scheme incurs costs and would require revenue funding although the majority of this would be covered within existing budget.
- £18,750 - payments to Community Toilet partners (based on 25 partners at £750 pa).
- £17,125 – cost of staff required to set up scheme (based on 6 months of Authorised Officer time).

Additional costs in first year of £712,000 capital plus £150,875 revenue followed by an annual cost of £133,750 revenue. Potential for offsetting some of these costs through advertising, using potential slack in the public toilet budget and income from charge made for public to use APC.

The costs provided above are a rough guide to spend. If Option 3 is chosen then full up to date accurate costs would be required for full committee approval

B. Cost to lease –

Total Cost		
Cost	Capital (one off cost)*	Revenue*
APC Units Lease / Maintenance contracts		£125,000
Land Costs	£125,000	
Signage etc	£87,000	
Utility Bills		£50,000
Community Toilet Scheme Fees		£18,750
Additional Staff Costs		£17,125**
Total	£212,000	£210,875 PA

*Costs given are indicative and not actual.

** Revenue Cost is a one off cost to establish the scheme.

Costs based on -

- Capital Cost of Land - unknown (locations need to be identified to determine costs) cost given estimated.
- Current capital of £87,000 to be used for improved signage and promotion of service.
- Revenue Cost - £25,000 per unit to cover lease / maintenance contract costs.
- Revenue Cost – estimate £10,000 per unit pa to cover utility costs.
- There is potential for some of the costs to be offset through the provision of advertising space on the toilets and entrance charges.
- Community Toilet Scheme incurs costs and would require revenue funding although the majority of this would be covered within existing budget.
- £18,750 - payments to Community Toilet partners (based on 25 partners at £750 pa).
- £17,125 – cost of staff required to set up scheme (based on 6 months of Authorised Officer time).

Additional costs in first year of £212,000 capital plus £210,875 revenue followed by annual cost of £193,750 revenue. Potential for offsetting some of these costs through advertising, using potential slack in the public toilet budget and income from charge made for public to use APC.

The costs provided above are only indicative and not actual. If Option 3 is chosen then full up to date accurate costs would be required for full committee approval.

Performance Implications

Set KPI targets for facility checks.

Target further success in the 'Loo of the year' awards scheme.

Community Toilet Scheme premises would become eligible for entry in to 'Loo of the year' awards.

Legal Implications

Planning approval / consultation required for siting of new facilities in City Centre.

Community Toilet Scheme requires legal involvement.

Positive Impact

Current good facilities improved upon.

Award winning toilets.

24 hour city centre coverage.

City wide facilities introduced.

Public toilet availability greatly increased across Aberdeen.

Local authority and local business working together in partnership to the benefit of the local community.

Community Toilet Scheme toilets are 'locally owned'.

Small investment for large gains.

Community Toilet Scheme benefits business and community.

Small additional income through increased charge to public for APC use.

Negative Impact

Locations limited for new toilet facilities in city centre.

Capital and revenue budget may be required for new facilities in city centre.

Take up of Community Toilet Scheme may be low.

Council does not have direct control over Community Toilet Scheme facilities.

Dedicated staff required to manage and monitor Community Toilet Scheme.

Community Toilet Scheme not suitable for large number of visitors at one time.

Community Toilet Scheme toilets only open when business is open.

Additional budget required on 'non statutory' service.

Option 4 – Retain existing public toilets plus adding new public toilet facilities / APC units across city.

Proposed Service Provision

Public toilet provision to remain as it currently is and will be built on by adding improved 24 hour facilities at key locations in the city centre and other priority locations.

Other new facilities will also be introduced across the city. Existing closed toilet blocks would be replaced with APCs and other new sites would be identified.

Public toilets improvements also need to include for improved signage and promotion of Aberdeen's public toilets (through maps, website and information leaflets). This is the case for both public and private toilets available to the public and will include toilets in public buildings available to the public and shopping malls.

HR Implications

Officers will be required in the initial stages to plan and implant new facilities provision and location.

Potential for requirement of additional staff.

Financial Implications

Budget would be required to pay for new city centre / priority area facilities and new facilities across the city. This could be in the form of capital or revenue budget for the installation of 12 APC units (based on new and existing sites).

Cost to purchase –

Total Cost		
Cost	Capital (one off cost)*	Revenue*
APC Units	£1,250,000	
Land Costs	£300,000	
Signage etc	£87,000	
Maintenance contracts		£156,000
Utility Bills		£120,000
Total	£1,637,000	£276,000 PA

*Costs given are indicative and not actual.

Costs based on -

- Capital Cost - £100,000 per unit
- Capital Cost of Land - unknown (locations need to be identified to determine costs) cost given estimated.
- Current capital of £87,000 to be used for improved signage and promotion of service.
- Cost - £13,000 per unit pa to cover maintenance costs.
- Revenue Cost – estimate £10,000 per unit pa to cover utility costs.

- There is potential for some of the costs to be offset through the provision of advertising space on the toilets and entrance charges.
- The final figure dependant on number of new facilities agreed upon.

Additional costs in first year of £1,637,000 capital plus £276,000 revenue followed by annual cost of £276,000 revenue. Potential for offsetting some of these costs through advertising, using potential slack in the public toilet budget and income from charge made for public to use APC.

It is estimated that an additional revenue budget in the region of £276,000 pa would be required to fund this option.

The costs provided above are a rough guide to spend. If Option 4 Is chosen then full up to date accurate costs would be required for full committee approval.

Cost to lease –

Total Cost		
Cost	Capital (one off cost)*	Revenue*
APC Units Lease / Maintenance contracts		£300,000
Land Costs	£300,000	
Signage etc	£87,000	
Utility Bills		£120,000
Total	£387,000	£420,000 PA

*Costs given are indicative and not actual.

Costs based on -

- Revenue Cost - £25,000 per unit to cover lease / maintenance contract costs.
- Revenue Cost – estimate £10,000 per unit pa to cover utility costs.
- Capital Cost of Land - unknown (locations need to be identified to determine costs) cost given estimated.
- Current capital of £87,000 to be used for improved signage and promotion of service.

- There is potential for some of the costs to be offset through the provision of advertising space on the toilets and entrance charges.
- The final figure dependant on number of new facilities agreed upon.

Additional costs in first year of £387,000 capital plus £420,000 revenue followed by annual cost of £420,000 revenue. Potential for offsetting some of these costs through advertising, using potential slack in the public toilet budget and income from charge made for public to use APC.

The costs provided above are a rough guide to spend. If Option 4 is chosen then full up to date accurate costs would be required for full approval.

Performance Implications

Set KPI targets for facility checks.
Target further success in 'Loo of the year' awards.

Legal Implications

Planning approval / consultation required for siting of new facilities.
Provision of new APCs will require a tender bid.

Positive Impact

Current good facilities improved upon.
Improved 24 hour city centre coverage.
New city wide facilities introduced.
Public toilet availability greatly increased across Aberdeen.
Small additional income through increased charge to public for APC use.

Negative Impact

Substantial investment required.
Council accused of wasting money on 'non statutory' service.
Locations limited for new toilet facilities in city centre.