

ABERDEEN CITY COUNCIL

COMMITTEE	City Growth & Resources
DATE	25 April 2019
EXEMPT	No
CONFIDENTIAL	No
REPORT TITLE	Changing Places – Opportunities within Condition & Suitability Programme
REPORT NUMBER	RES/19/010
DIRECTOR	Steven Whyte
CHIEF OFFICER	Stephen Booth
REPORT AUTHOR	Alastair Reid
TERMS OF REFERENCE	Purpose 5. To approve and monitor an appropriate strategy for the Council's estate, including plans for investment, disposal and maintenance.

1. PURPOSE OF REPORT

- 1.1 To report back on the potential to upgrade the toilets at Kincorth Community Centre and Rosemount Community Learning Centre to include adult changing facilities that meet 'changing place' standards.

2. RECOMMENDATION(S)

That the Committee:-

- 2.1 Agree that changing place provision at Rosemount Community Learning Centre will be incorporated into the updated Condition & Suitability Programme for approval at the September 2019 meeting of this Committee; and
- 2.2 Agree that changing place provision at Kincorth Community Centre should not be considered further at this time.

3. BACKGROUND

- 3.1 At the City Growth & Resources Committee of 18 September 2018 the 3 Year Condition and Suitability (C&S) Programme was considered. In addition to the recommendations being agreed upon or noted the Committee resolved:-

to note the currently approved projects and approves the amended estimated budgets for each project as shown in Appendix B;

- (a) Notes in particular the projects to refurbish the toilet facilities at Kincorth Community Centre and Rosemount Community Learning Centre;

- (b) Notes the shortage of suitable adult changing facilities, which meet the 'changing places' standards (www.changing-places.org) that exist in publicly accessible buildings in the city;
- (c) Instructs the Chief Officer, Corporate Landlord to investigate the potential financial and practical implications of upgrading these facilities (at 2.2(a)) to include adult changing facilities to 'changing places' standard, that would be accessible to the public during normal opening hours for these premises and bring back a brief report within two cycles of the committee;
- 3.2 Initial assessments of the feasibility of providing changing places in these properties have been completed. The findings and recommendations are as follows:-
- 3.3 Kincorth Community Centre
- 3.4 There is an office which is of an appropriate size and is suitable for conversion to a changing place. It is on the ground floor and is relatively close to the main entrance. It is immediately adjacent to the ladies, gents and disabled toilets.
- 3.5 This work could be completed as part of the toilet refurbishment as the toilets are adjacent to the proposed location. It would also be possible to install a changing place at a later date if required.
- 3.6 Additional budget of £40k would be required to include a Changing Place in the toilet refurbishment project.
- 3.7 The Community Centre is leased to Kincorth Community Centre Management Committee. As such their agreement to carrying out the work is required. In addition, an agreement would have to be reached regarding the ongoing cleaning and maintenance of the changing place. Initial discussions with the Management Committee were positive.
- 3.8 It should be noted that Kincorth Sports Centre is situated in relatively close proximity to Kincorth Community Centre and already has a registered changing place. Opening hours for both facilities are shown in Appendix A. Given the Sports Centre's longer opening hours, which allow access to the existing changing place, it is felt there is sufficient provision in the Kincorth area. As such it is recommended that the Community Centre proposal should not be taken forward at this time.
- 3.9 Rosemount Community Learning Centre
- 3.10 A storage room of an appropriate size is likely suitable for conversion to a changing place. It is on the ground floor and is relatively close to the main entrance. The viability of the proposal depends on the availability of drainage connections. There is some indication that an existing drain may pass directly beneath the room although this will require further investigation if the proposal were to progress further. The Centre has advised that the loss of storage space is not an issue and that a Changing Place would be a welcome addition.

- 3.11 This work could be included as part of the toilet refurbishment contract. However, as it is not directly linked to the refurbishment it could be carried out under a separate contract if required.
- 3.12 Additional budget of £50k would be required to include this in the toilet refurbishment project.
- 3.13 The Centre is staffed during the day with janitorial staff providing cover in the evenings and weekends for any lets during term time. The facility has a strong footfall and also has parking including disabled spaces. There are no Changing Places in the Rosemount area. There are Changing Places within the City Centre and at Aberdeen Royal Infirmary, which offer alternative provision. Albeit factors such as travel time, opening hours and parking availability may restrict their viability as an appropriate alternative.
- 3.14 Given the absence of a Changing Place in the area and strong footfall at the Centre it is recommended that the toilet refurbishment scope be updated to include such a facility. A report to this Committee covering the C&S Programme update is scheduled for September 2019 and could take in account the change to the budget.
- 3.15 Future Provision
- 3.16 Going forward the inclusion of a Changing Place will be considered for all toilet refurbishment projects funded by the C&S programme. In addition, any new build or major refurbishment project funded through the wider Capital Programme will also consider Changing Place provision. For example, the Torry Hub project has a Changing Place included within the finalised schedule of accommodation.
- 3.17 Provision of a Changing Place at Inchgarth Community Centre has previously been identified as a requirement. Funding for that is in place and implementation of that project is ongoing.
- 3.18 Advertising of Changing Places by Partner Organisations
- 3.19 Sport Aberdeen and Aberdeen Sports Village both have Changing Place provision. A request has been made to both partners to publish this provision on their respective websites.

4. FINANCIAL IMPLICATIONS

- 4.1 The Rosemount Changing Place can be incorporated into the update of the Corporate Property Condition and Suitability budget as part of the report scheduled for submission in the September committee cycle.
- 4.2 There would be additional ongoing costs for hoist maintenance and waste collection. These require to be accommodated within existing budgets.

4.3 The use of Developer Obligation payments will be suited to funding Changing Places in some circumstances. This will be explored on a case by case basis.

5. LEGAL IMPLICATIONS

5.1 There are no specific legal implications stemming from the recommendations.

6. MANAGEMENT OF RISK

	Risk	Low (L), Medium (M), High (H)	Mitigation
Financial	Changing Place project goes over budget.	L	Appropriate contingency allocation.
Legal	None		
Employee	None		
Customer	Kincorth Management Committee may be unhappy with the recommendations.	L	Explain reasons for decision.
Environment	None		
Technology	None		
Reputational	None		

7. OUTCOMES

Local Outcome Improvement Plan Themes	
	Impact of Report
Prosperous Economy	Contracts for installing/constructing Changing Places provides opportunities for local businesses.
Prosperous People	Additional Changing Places creates opportunities for specific users to use buildings or visit areas which may otherwise not be possible.

Design Principles of Target Operating Model	
	Impact of Report
Customer Service Design	The installation of a Changing Place facility would provide an enhanced Centre for current users and potentially new users as well.

8. IMPACT ASSESSMENTS

Assessment	Outcome
Equality & Human Rights Impact Assessment	Not required
Privacy Impact Assessment	Not required
Duty of Due Regard / Fairer Scotland Duty	Not applicable

9. BACKGROUND PAPERS

- 9.1 Condition & Suitability 3-year programme report to Finance Policy & Resources Committee 18 September 2018 (item 18):-
<https://committees.aberdeencity.gov.uk/ieListDocuments.aspx?CId=618&MId=6192&Ver=4>

10. APPENDICES (if applicable)

- 10.1 Appendix A - Changing Places opening hours as per Changing Places Website. Alongside opening hours for Rosemount and Kincorth.

11. REPORT AUTHOR CONTACT DETAILS

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Appendix A

Facility	Mon	Tue	Wed	Thu	Fri	Sat	Sun
Opening times as per Changing Places Website							
Aberdeen Royal Infirmary	07:00 - 19:00	07:00 - 19:00	07:00 - 19:00	07:00 - 19:00	07:00 - 19:00	07:00 - 19:00	07:00 - 19:00
Foresterhill Health Centre	08:30 - 17:00	08:30 - 17:00	08:30 - 17:00	08:30 - 17:00	08:30 - 17:00	Contact for info	Contact for info
Aberdeen Sports Village	06:30 - 22:30	06:30 - 22:30	06:30 - 22:30	06:30 - 22:30	06:30 - 22:30	17:30 - 19:30	07:30 - 21:30
Marischal College	08:30 - 17:00	08:30 - 17:00	08:30 - 17:00	08:30 - 17:00	08:30 - 17:00	Closed	Closed
Aberdeen Community Health and Care Village	08:00 - 18:00	08:00 - 18:00	08:00 - 18:00	08:00 - 18:00	08:00 - 18:00	Contact for info	Contact for info
Woodend Hospital	00:00 - 23:59	00:00 - 23:59	00:00 - 23:59	00:00 - 23:59	00:00 - 23:59	00:00 - 23:59	00:00 - 23:59
Union Square Shopping Centre	09:00 - 20:00	09:00 - 20:00	09:00 - 20:00	09:00 - 20:00	09:00 - 20:00	09:00 - 20:00	11:00 - 17:00
Kincorth Sports Centre	09:00 - 22:00	09:00 - 22:00	09:00 - 22:00	09:00 - 22:00	09:00 - 22:00	09:00 - 17:00	09:00 - 17:00
Aberdeen International Airport (AIA)	04:00 - 23:00	04:00 - 23:00	04:00 - 23:00	04:00 - 23:00	04:00 - 23:00	04:00 - 23:00	04:00 - 23:00
Opening Times provided by Communities & Housing							
Kincorth Community Centre	09:00 - 17:00	09:00 - 17:00	09:00 - 13:00	09:00 - 17:00	09:00 - 17:00	Closed	Closed
Rosemount Community Learning Centre*	09:00 - 17:00 Plus lets	09:00 - 17:00 Plus lets	09:00 - 17:00 Plus lets	09:00 - 17:00 Plus lets	09:00 - 13:00 Plus lets	Lets only	Lets only

*Janitorial cover only for lets outwith these times and term time only.