

To receive a report on Saltash Waterside public conveniences and sheds and consider any actions and associated expenditure

The Services Committee held on 12 October 2023 recommends Property Maintenance to start talks with Network Rail regarding a Lease for the Waterside toilets to allow the Town Council to consider better designing the building.

A positive meeting took place with Network Rail. At that meeting, we took the opportunity to discuss the Waterside sheds, to see if it is possible to encompass the toilet block and sheds into one Lease.

The contact at Network Rail was very helpful, he does not envisage there being an issue with the request. The sheds located directly behind the toilet block show on Network Rail's system as one Lease.

Pictures of the locations for consideration are as follows:

1. Standalone shed next to Hispana Restaurant



2. Shed directly located behind the toilet block and inside





3. Waterside toilet block



4. Three sheds/inside – possibly occupied by two tenants per shed – majority of tenants are unknown





5. Shed closest to the sea wall – tenants unknown



6. Shed closest to the entrance



7. Shed closest to Ashtorre Rock – tenant unknown



Next steps:

Our contact at Network Rail has been making internal enquiries regarding what he can do for the Town Council before putting the clearances going through (Clearances are a system that runs through all affecting parties within the area there are 2 which cost £1,500 per clearance, and this is a Business and technical clearance that allows any comments or add conditions to be given prior to approval). Our contact doesn't believe that these will bring up any issues, however, he cannot grant a new lease until these have been completed. The Lease would be for a period of 99 years.

Due to the costs of the clearances Network Rail wouldn't be able to cover the Town Council's legal fees. They will cover their own legal fees and the clearances to set up the long-term lease.

Network Rail will get the clearances through asap if Saltash Town Council can confirm that they are still happy to proceed on this basis, these clearances take 2 weeks to be returned with any comments.

Now we know Network Rail are content to Lease the Waterside toilets and sheds to Saltash Town Council, Members are asked to consider if they wish to drive the project forward and what that looks like so that we can start to work on the project.

Should Members wish to proceed with the project, due to the Terms of Reference of the Property Maintenance Sub Committee, it will need to be recommended at the Services Committee budget meeting held in October - to delegate to the Town Clerk to further engage with Network Rail to start the 99-year Lease proceedings for the Waterside toilets and shed.

The Property Maintenance Sub Committee meeting to be held on 28 October (five-year plan setting) will need to consider funds for the project.

Attached is a copy of existing and proposed plans that the previous Building Surveyor prepared some time ago for the Town Council.

Should the project go forward, it will be led by our newly appointed Development and Engagement Manager, it will require a lot of research, thought, and potential funding opportunities to successfully deliver a good service in the town.

Budget Code: 6580 EMF Public Toilets (Capital Works)

Budget Availability: £15,103

End of Report

Town Clerk/RFO