

To receive a report on the Waterside Toilet and Sheds Project and consider any actions and associated expenditure

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Section 1: Project Description

The project aims to support the social, economic, and environmental strategic goals of Saltash, by rejuvenating the public conveniences and sheds within the area. The aim is to develop the area in line with the business plan, coincide and complement the Waterside Improvement Project, and make Saltash Waterside a more accessible and attractive place to visit.

Section 2: Current condition of the public conveniences and sheds

- As seen below, the current condition of the public conveniences and sheds are poor. The toilets have been subject to wear and tear, do not currently meet health and safety standards, do not offer accessible access, and need repair.
- As seen below, the six sheds are very worn down, have been subject to leaking, and do not look visibly appealing.

The current condition of the public conveniences, and sheds, does not support the strategic priorities of the business plan, or the vision for Saltash. With the vision to be more inclusive and prosperous in all aspects, with a reinvigorated town center and Waterside, the appearance, accessibility, and condition of these assets does not reflect the 2030 ambitions of Saltash Town Council.

Public Toilets: Situated next to Ashtorre Rock



Sheds

The shed located next to Hispania Restaurant: unknown tenants.



The shed nearest the sea wall (refer to image below): Unknown tenants. The roof has recently been repaired by a resident that owns the boat moored beside it. While he has observed people using the sheds, he is unable to provide any contact details for them.



The three sheds located close to the sea wall (refer to images below), at the rear of the toilet blocks. The left and right-hand side tenants are unknown, and the middle shed's last known tenants were Regatta (equipment seen in right hand side photo below). The sheds are possibly occupied by two tenants per shed.



The shed closest to Ashtorre Rock (refer to image below): unknown tenants, and it is unknown who holds the keys for access.



The shed directly behind the toilet block that is currently being used as storage by Saltash Town Council (STC), (refer to images below). This is not roofed and uses the pillars of the Royal Albert Bridge, the same applies to the shed located next to what was Hispania.



The shed located closest to the walkway entrance (refer to image below), behind the toilet block: Unknown tenants.



Section 3: Development Recommendations

Members may wish to consider the following options for the development of the Waterside Public Conveniences and Sheds:

Option one: Consider demolishing the public toilet building and sheds to create a more versatile space. The 'do nothing' approach would still result in demolition costs and associated fees due to the poor condition of both the public toilets and sheds. It is not recommended to eliminate the toilets from the project because the service does benefit the area.

Option Two: Toilet Block

1. **Changing places:** The space requirements are currently recommended at 12m² (Gov.uk, 2024), to leave enough room for users to access and move around the facility in a wheelchair. It has been explored but advised by Barron Surveying that the location is not the best for a 'changing places'. I believe Members have discussed this option in the past and are in agreement.
2. **Rebuild an Accessibility Toilet:** Barron Surveying has explored this option and suggested it is a good space to demolish the building and re-build an accessible toilet block. The idea is to remove the walls surrounding the block and offer front facing uni-sex toilets (potentially 4-5 cubicles or less, to include a baby changing space). This option supports the business plan by offering a more accessible area for residents and visitors at the Waterside. Members may wish to consider exploring gender neutral options to support government initiatives to be inclusive for everyone. It is noted that Members considered making the toilets a source of income by charging a fee to enter (see resolution below). This can reduce impact and vandalism to the Town Council asset and has been successfully implemented within other towns in Cornwall (such as Bodmin), Members may wish to reconsider the position.

Services Committee held 4 October 2022:

64/22/23 To receive a report on Charging of Public Toilets and consider any actions and associated expenditure

It was proposed by Councillor Stoyel, seconded by Councillor Dent and **RESOLVED:**

1. To note the report and to not pursue charging for use of the public conveniences;
2. To present details of the vandalism and reporting system to a future Services Committee meeting;
3. The SD Team continue to report vandalism to the Police and Safer Saltash.

3. **Repair the existing block:** Barron Surveying has suggested the building isn't fit to just replace what is currently there and this option wouldn't offer good value for money.

Option Three: Sheds

1. **Demolish and Rebuild:** Re-build the sheds to a decent standard. Possible options could be to utilise the space as Town Council storage or lease it to tenants for a fee, or a combination of both. Barron Surveying has suggested building the roof tops of the sheds higher for a more accessible entrance and use of space.
2. **Repair Existing Sheds:** Barron Surveying has suggested this would not be a feasible option and wouldn't offer good value for money due to the poor condition.
3. **Innovative Use of Space:** There is great potential to further develop the sheds into something creative, which supports the business plan's aims, and Town Councils core values, to be innovative. Some ideas that could be explored are:
 - a) Establish a pop-up shop (liaising with Cornwall Council pop-up site tender) or information point at the stand alone shed by Hispania
 - b) Repurpose the area for a heritage-related project that highlights the local history
This could encompass a pop-up shop, exhibitions etc
 - c) Convert the space into a multi-use community hub, incorporating both retail and cultural activities, such as pop-up shops, event spaces, art exhibitions, and workshops that engage the local community and visitors.

Please note these project ideas would be long-term due to the need for thorough investigation into risk management (please refer to section 4), comprehensive community engagement, putting together strong funding applications, and adhering with all laws, policies and procedures such as, planning application, building regulations, surveys.

Section 4: Associated Risks

Current Shed Occupants: The current tenants of the sheds will need to be identified and contacted, which may lead to addressing potential concerns or complaints about changes. Furthermore, it's important to review any agreements (if any) that are in place.

Funding for WCs: Networking has highlighted that finding funding for toilets on their own is difficult. Therefore, please note that to receive possible funding for the toilets, they would need to form part of a larger project, or possibly be covered by the Town Council, and the sheds covered by external funding.

Long-term Maintenance: It is important to develop a comprehensive maintenance plan and consider allocation of funds to avoid asset deterioration under the Five-Year Plan.

Community Feedback: Ensure consultation with Saltash residents, business owners, and Waterside stakeholders to gather input and share the potential benefits of the development, ensuring community support before moving forward. Consultations and surveys will be conducted with stakeholders prior to the development.

Flooding of the Area: Members are advised to work closely with the Coastal Communities Team to consider mitigation measures.

Section 5: Market Analysis

Heritage Funding

Tavistock Town Council's Heritage Project: Tavistock Town Council (TTV) received a significant heritage funding award in 2015 as part of the Tavistock Townscape Heritage Initiative (THI). This funding, nearly £1 million from the Heritage Lottery Fund (HLF), was part of a larger £2 million project. The funding was the result of around seven to eight years of collaborative efforts between local councils, businesses, and community groups, with the town council acting as the accountable body. Currently we are awaiting a response from the operations manager of TTC who is advising on their process for this application.

Torbay: Torbay used their £250,000 National Lottery Heritage Fund to support various projects aimed at preserving and enhancing the local heritage. These included initiatives focused on community engagement, conservation of historical sites, and promoting local culture. The funding helped improve public access to heritage assets, fostered educational programs, and encouraged community involvement in heritage activities, ultimately enhancing the area's historical significance and visitor experience.

Section 6: Expenditure Forecast

To gather quotes from Barron Surveying for use in Expression of Interest Forms (EOI's), and to inform Members on rough project costs, a PO was raised from budget code 6580 EMF Public Toilets (Capital Works) to Barron Surveying, at their usual hourly rate of £100+VAT for 4.5 hours. It is important to know the costing of the potential project, to find out if we are eligible for funding, and if the projects are feasible so that the Town Council is fully aware of its commitments.

Please find James Barron's outline budget report attached, that covers the following:

- 1) Demolish and rebuild the WCs into accessible cubicles
- 2) Demolish and rebuild the block of 5 store sheds along the Saltash Waterside (plus a 6th and 7th located next to Ashtorre Rock)
- 3) Demolish and rebuild the shed across the road in between the Royal Albert Bridge pillars

This covers the basic needs of the project; any further development would need further research to put together a thorough development plan.

Total Budget cost for WC's: £145,250.00


Total Budget cost for Waterside sheds 1-7: £301,700.00

Total Budget cost for single shed between pillars: £36,450.00

OUTLINE BUDGET COST REPORT

FOR

**DEMOLITION AND RE-CONSTRUCTION OF
WATERSIDE BUILDINGS
SALTASH TOWN COUNCIL**

Prepared By: James M Barron MRICS	Date: 17 October 2024	Rev:
Checked By: 	Job Ref: 4466	



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SECTION ONE

- General Items

SECTION TWO

- Budget Cost Report WCs

SECTION THREE

- Budget Cost Report Waterside Sheds 1 to 6 Including Adjacent Store Opposite Café

SECTION FOUR

- Budget Cost Report Single Shed Over Road Between Pillars



SECTION ONE

General Items

1.1 Instructions

Instructions were received from Saltash Town Council in accordance with Barron Surveying Services' letter 15 October 2024.

1.2 Scope of Report

This report will present an outline budget cost for demolition and reconstruction of waterside buildings.

The budget costs will be an outline budget based on a square metre rate and based on surveyor's judgment and experience.

The budget costs will be prepared on the basis of the buildings being constructed for the same purpose and to the same building footprint.

The budget cost report will assume that the WC building is redeveloped into accessible cubicles.

The report will assume that the store buildings are constructed to a basic concrete block watertight shell with secure external doors and simple electrical installation.

The stores will not be intended for any occupation or commercial use.

1.3 Statutory Consents

The redevelopment of the WC will require planning permission and building control approval.

We have made allowances in the budget costings for fees payable to local authorities for statutory consents.

We have not examined the current planning status of the buildings.

We have not examined any implications that might be imposed by the lease such as Landlord consent for alterations. We understand that the buildings are currently owned by Network Rail.



1.4 Pre-Demolition Surveys

The demolition work will require pre-demolition surveys to identify hazardous materials such as asbestos. We have made allowances for those surveys in our budget costings.

1.5 Professional Fees

We have made allowances in the budget costings for professional fees associated with the demolition and reconstruction of each building/block of buildings.

1.6 VAT

All costs are presented exclusive of VAT.

If Saltash Town Council cannot recover VAT on building projects, then VAT at the prevailing rate must be added.

1.7 Flood Risk

We are aware from you that this corner of Saltash waterside does suffer from flooding.

Any redevelopment would need to be mindful of flood risk and the need to mitigate against flooding. The flood risk would be an issue raised by the local planning department. We have not made any allowances for flood mitigation measures at this stage where those mitigation measures cannot be properly assessed until a more detailed scheme is under design.



SECTION TWO

Budget Cost Report WCs

2.1 Approximate GEA Building Footprint (Square Metres)

37sqm

2.2 Planning Application Fees (approx.)

£3,500.00

2.3 Building Regulation Application Fees (approx.)

£2,000.00

2.4 Pre-Demolition Surveys (approx.)

£1,500.00

2.5 Professional Fees At 15%

£18,000.00

2.6 Approximate Building Cost Based on £3,250.00 Per Square Metre

£120,250.00

TOTAL BUDGET COST £145,250.00





SECTION THREE

Budget Cost Report Waterside Sheds 1 to 6 Including Adjacent Store Opposite Café

3.1 Approximate GEA Building Footprint (Square Metres)

188sqm

3.2 Planning Application Fees (approx.)

£3,500.00

3.3 Building Regulation Application Fees (approx.)

£2,000.00

3.4 Pre-Demolition Surveys

£1,500.00

3.5 Professional Fees At 12%

£31,500.00

3.6 Approximate Building Cost Based on £1,400.00 Per Square Metre

£263,200.00

TOTAL BUDGET COST £301,700.00







SECTION FOUR

Budget Cost Report Single Shed Over Road Between Pillars

4.1 Approximate GEA Building Footprint (Square Metres)

21sqm

4.2 Planning Application Fees (approx.)

£1,500.00

4.3 Building Regulation Application Fees (approx.)

£1,000.00

4.4 Pre-Demolition Surveys (approx.)

£1,000.00

4.5 Professional Fees At 12%

£3,550.00

4.6 Approximate Building Cost Based on £1,400.00 Per Square Metre

£29,400.00

TOTAL BUDGET COST £36,450.00



Section 7: Funding Options

Community Infrastructure Levy (CIL) funding: Information will be released later than usual due to the general elections. This is a potential option for funding, but it won't be open for applications and eligibility requirements until Spring 2025.

National Lottery Heritage Fund: After speaking with a representative from the National Lottery Heritage Fund, they indicated a good chance of securing funding, largely due to the area's heritage. They advised to focus on emphasising the historical significance of the space and framing the renovations to enhance the area, attract tourism, and preserve its legacy. The Expression of Interest (EOI) has been submitted and currently waiting to hear feedback.

The funding could be invested into evolving the project into a larger initiative that supports the broader Waterside development, focussing on the heritage of the area, and coincide with the CIL funding and overall Waterside Improvement Project.

Deadline for applications: Open to apply whenever ready.

Community Ownership Fund: This is a potential option for funding, but the project sits in a grey area, so a lot of effort and a strong application is needed. This option requires match funding of 20% of the capital funding required, and the bidding windows open every three months up until March 2025. Once applied and awarded funding we are unable to reapply.

Cornwall Community Foundation: This is a potential option for funding, according to their criteria on their website. However, their EOI forms are not open until the new year. An email has been sent to enquire further about eligibility and application processes.

National Lottery Community Fund: After speaking to a representative (Cath), she has stated we may be eligible for funding but has advised making sure the project is part of an overall need for the community and runs in line with their new missions. These new missions are being released in late Autumn. She stressed the difficulty of funding toilet blocks on their own, and the need for them to be part of a larger project to stand a chance of being funded.

Town Council: The option for the Town Council to invest funds into the development project via the Five-Year Plan working within the Services Committee budget statements.

Section 8: Next Steps

Members are asked to consider the following:

- 1) If they wish to drive the project forward and what that may look like, taking into consideration the scope of the project options in this report.
- 2) What funding options they want to move forward with, and what amount they want to submit full applications for. Taking into consideration the possibility of funding for the toilets on their own will be difficult, but part of a larger project may help gain funding for them as well as the sheds.
- 3) Consider overall funds for the project, and what investment the Town Council may want to contribute towards the development via the five-year plan / Services budget statement.

If Members wish to push the project forward, time will be invested into developing the project plan to the next steps and submitting full funding applications. The project will be long-term, and will require a lot of research, thought, input from Members, and funding to create a successful development for the Saltash community.

Section 9: Budgets

Budget Code: 6580 EMF Public Toilets (Capital Works)

Budget Availability: £15,103 (committed spend yet to be deducted from the budget availability – Barron Surveying £540)

End of Report

Development and Engagement Manager