

ANGUS COUNCIL

ENVIRONMENTAL & LEISURE SERVICES COMMITTEE – 16 OCTOBER 2003

AUTOMATIC PUBLIC CONVENIENCE (APC) CARNOUSTIE

REPORT BY DIRECTOR OF ENVIRONMENTAL & CONSUMER PROTECTION

ABSTRACT

This report seeks agreement to extend the contract for the Carnoustie APC.

1. RECOMMENDATION

It is recommended that:

- a) the Committee agree to extend the Carnoustie APC contract for a period up to 5 years at the reduced annual rental/maintenance of £12,500 from November 2003.
- b) the Director to report back to Committee with options on the future of the unit when the proposed new public toilets have been completed.

2. BACKGROUND

Some 15 years ago the previous Council provided an automatic public convenience (APC) to be located in the town centre of Carnoustie on the corner of Station Road and Church Street. As Members will be aware, the APC provides a quality, 24-hour facility with a consistent high standard of cleanliness. Units are leased on contract, which includes all maintenance, periodic refurbishment and daily servicing checks and cleaning.

The unit in Carnoustie was established in the absence of a traditional build superloo for which over the years there had been difficulty in acquiring a suitable site.

In 2001 the Council successfully attracted funding for the Angus Rail Interchange Project from the Scottish Executive's Public Transport Fund. This project, which is being progressed by the Director of Planning & Transport, includes the proposed provision of public toilets near Carnoustie Rail Station. Discussions are ongoing with Network Rail on siting the proposed toilets on part of the former rail goods yard at Station Road, Carnoustie.

3. DEVELOPMENTS

It cannot be predicted at this stage and with any certainty exactly when new toilets will be built; clearly this will not happen before November this year when the current contract on the APC runs out. Now faced with uncertainty as to when the new facility will be provided it would seem inappropriate to have the APC removed until new facilities are in place.

The company from which the APC units are leased have offered to allow the contract to roll over for a further 5 years until November 2008 at a reduced annual rental/maintenance of £12,500 (currently £14,500). While the Company are unable to agree a shorter contract period they are open to negotiation within that period to have the unit moved or the contract terminated.

To extend the Contract will ensure continuity of toilet facilities until the new Superloo has been completed.

4. FINANCIAL IMPLICATIONS

The rental costs of APCs are included in the revenue budget of the Environmental and Consumer Protection service. There will be annual savings in respect of this unit amounting to £2000.

A further report on the possible alternative siting of the APC or the termination of the contract will be brought to Committee nearer the time of the anticipated provision of the new public toilet facility.

5. HUMAN RIGHTS

There are no human rights issues as a result of this report.

6. CONSULTATION

The Chief Executive, Director of Finance, the Director of Law and Administration and Director of Planning and Transport have been consulted on the contents of this report.

Stewart Heggie
Director of Environmental & Consumer Protection

No background papers, as defined by Section 50D of the Local Government (Scotland) Act 1973 (other than any containing confidential or exempt information) were relied on to any material extent in preparing this report.

IW/GK
29.09.03