

MANAGEMENT TEAM

7th MARCH 2023

REPORT OF CORPORATE DIRECTOR OPERATIONS AND DELIVERY

A. CHANGING PLACE FACILITY, THE LEAS, FRINTON-ON-SEA

PART 1 – KEY INFORMATION

PURPOSE OF THE REPORT

To seek agreement for the construction of a Changing Place facility at the Leas, Frinton-on-Sea utilising grant funding of £77,566 from Essex County Council.

EXECUTIVE SUMMARY

- The Changing Place project involves the provision of changing places on behalf of people with profound and multiple learning disabilities, as well as other serious impairments such as spinal injuries, muscular dystrophy, multiple sclerosis or an acquired brain injury who need extra facilities to allow them to use the toilets comfortably.
- The Council has been offered a grant of up to £77,566 from Essex County Council Shortbreaks for Disabled Children to meet the cost for the construction of a Changing Place facility.
- The grant offer was made at short notice due to a previous partner withdrawing from a project with ECC. Tendring DC has a proven track record of delivering 4 x previous Changing Place projects with ECC Shortbreaks for Disabled Children.
- The agreed location for the construction of a Changing Place facility using this grant is The Leas, Frinton-on-Sea, utilising part of the existing public convenience on this site.
- The reason this site was selected was due to it providing a building capable of adaption as opposed to requiring a new build, therefore more likely to be constructed within the available budget provided by the grant.
- Frinton-on-Sea is also the last tourist coastal visitor area without a Changing Place facility.
- The preferred bidder following evaluation of tenders returned will construct the Changing Place facility in the agreed location at a cost of £68,000.
- There is sufficient budget within the Public Realm service to meet any additional ongoing revenue costs associated with maintenance.
- The scheme needs to be substantially completed by the end of March 2023.
- The tender when awarded is for substantial completion of the facility by the end of March 2023 and no additional capital funding is required to meet the cost of construction.

RECOMMENDATION(S)

It is recommended that:

- a) Following consultation with the Chief Financial Officer Management Team agree the construction of a Changing Place facility at the location specified in this report using a grant from Essex County Council.

b) That the Council agrees to take on the ongoing maintenance of the Changing Places facility from existing budgets.

Subject to a) and b) above

c) The Corporate Director (Operations and Delivery) and Head of Governance and Legal Services are authorised to enter into the Grant Agreement with Essex County Council as set out in the document attached to this report as Appendix A.

REASON(S) FOR THE RECOMMENDATION(S)

The construction of Changing Places facilities within prime tourist areas of the District supports key Council strategies in respect of Tourism and Inward Investment and supports key aims within the Corporate Plan.

ALTERNATIVE OPTIONS CONSIDERED

The Council could choose not to accept the grant and to construct the Changing Place.

PART 2 – IMPLICATIONS OF THE DECISION

DELIVERING PRIORITIES

- Delivering High Quality Services
 - Modern high quality buildings for customers and staff

- Community Leadership Through Partnerships
 - Joined up public services benefit residents and businesses.
 - Influence and lobby - for Tendring's future

- A Growing and Inclusive Economy
 - Support existing businesses
 - Promote Tendring's tourism, cultural and heritage offers
 - Maximise our coastal and seafront opportunities

OUTCOME OF CONSULTATION AND ENGAGEMENT

N/A

LEGAL REQUIREMENTS (including legislation & constitutional powers)

Is the recommendation a Key Decision (see the criteria stated here)	No	If Yes, indicate which by which criteria it is a Key Decision	<input type="checkbox"/> Significant effect on two or more wards <input type="checkbox"/> Involves £100,000 expenditure/income <input type="checkbox"/> Is otherwise significant for the service budget
		And when was the proposed decision published in the Notice of forthcoming decisions for the Council (must be 28 days at the latest	

	prior to the meeting date)	
<p>The Section 16 of the Financial Procedure Rules as set out in Part 5 of the Council's Constitution requires that any application for external funding to finance or contribute to the financing of a function, investment or activity for which the Council is either the sole provider or is the accountable body must be approved by Management Team following consultation with the Chief Financial Officer to ensure the external funding being sought is in accordance with the Council's priorities and not an additional impact on resources. Such approval will be recorded with an Officer Decision.</p> <p>The Grant Agreement between Essex County Council and Tendring is shown as Appendix A.</p> <p>The agreement differs from the agreed standard format for grants between ECC and TDC following negotiation between the Councils' legal services.</p> <p>However it is agreed to proceed with signing the grant agreement as attached on this occasion.</p>		
<input type="checkbox"/>	The Monitoring Officer confirms they have been made aware of the above and any additional comments from them are below:	
<p>It is noted that the grant agreement attached as Appendix is not the latest agreed format for grant agreements between ECC and TDC. It is considered acceptable on this occasion to sign the agreement as attached.</p>		
FINANCE AND OTHER RESOURCE IMPLICATIONS		
<p>The proposal if agreed will ensure the provision of further high quality facilities available to the most vulnerable members of the community at little or no cost to the District Council.</p> <p>There are implications for on-going future maintenance of such facilities. Exterior damage and wear and tear is likely to be minimal based on the design which is intended to be sufficiently robust and relatively maintenance free.</p> <p>Internal fittings will have a life of up to 10 years from new. Servicing, cleaning and replacement of fittings when required can be accommodated within the existing budgets for public conveniences.</p> <p>These facilities are not open to the general public and are only accessible by prior appointment. They will therefore not be subject to the level of wear and tear and damage of standard facilities on council land.</p>		
<input type="checkbox"/>	The Section 151 Officer confirms they have been made aware of the above and any additional comments from them are below:	
<p>The additional changing place will not have a significant impact on existing resources. However, it is acknowledged that current public convenience maintenance budgets are fully spent.</p>		

However as these facilities are not open to the public and are only accessible by prior appointment they will therefore not be subject to the level of wear and tear and damage of standard facilities on council land.

The addition of a further Changing Place facility will not prevent maintenance and cleaning being carried out within existing budgets.

USE OF RESOURCES AND VALUE FOR MONEY

The following are submitted in respect of the indicated use of resources and value for money indicators:

<p>A) Financial sustainability: how the body plans and manages its resources to ensure it can continue to deliver its services;</p>	<p>The additional changing place will not have a significant impact on existing resources.</p> <p>These facilities are not open to the public and are only accessible by prior appointment. They will therefore not be subject to the level of wear and tear and damage of standard facilities on council land.</p>
<p>B) Governance: how the body ensures that it makes informed decisions and properly manages its risks.</p>	<p>This report and any agreed actions will ensure decisions have been made in accordance with Council procedures.</p>
<p>C) Improving economy, efficiency and effectiveness: how the body uses information about its costs and performance to improve the way it manages and delivers its services.</p>	<p>Refer to financial and other resource implications above.</p>

MILESTONES AND DELIVERY

Tender for work complete to ensure grant sufficient to meet available funding.

Portfolio Holder concurrence and Officer Decision subject to approval

Grant Agreement signed

Contract for work entered into

Project substantially complete by end March 2023.

ASSOCIATED RISKS AND MITIGATION

See finance and other resource implications above.

EQUALITY IMPLICATIONS

Changing Places provide toilets and changing places on behalf of people with profound and multiple learning disabilities, as well as other serious impairments such as spinal injuries, muscular dystrophy, multiple sclerosis or an acquired brain injury who need extra facilities to allow them to use the toilets comfortably.

SOCIAL VALUE CONSIDERATIONS

Changing Place facilities in Tendring on council land will enhance the District and provide social value.

IMPLICATIONS FOR THE COUNCIL'S AIM TO BE NET ZERO BY 2030	
There are no direct implications.	
OTHER RELEVANT CONSIDERATIONS OR IMPLICATIONS	
Consideration has been given to the implications of the proposed decision in respect of the following and any significant issues are set out below.	
Crime and Disorder	High quality buildings and facilities on the seafront helps reduce crime and anti-social behaviour
Health Inequalities	The policy supports and recognises the needs of people with special health requirements and supports the most vulnerable members of the community, raising the profile and reputation of the Council.
Area or Ward affected	Frinton

PART 3 – SUPPORTING INFORMATION

BACKGROUND
<p>Changing Places toilets are different to standard disabled toilets with extra features and more space to meet these needs. A link is available for more detailed information http://www.changing-places.org/</p> <p>Essex County Council work in partnership with the Changing Places consortium and provide funds for projects for the construction of Changing Place facilities.</p> <p>The Council received an offer from Essex County Council Shortbreaks for Disabled Children to fund a Changing Place facility in Tendring with a grant of up to £77,566 in late 2022 following the withdrawal of a previous partner.</p> <p>Tendring District Council (TDC) has a long history of partnership with ECC Shortbreaks for Disabled Children and the construction of Changing Place facilities.</p> <p>To date TDC has successfully introduced 4 x Changing Place facilities on budget and on time in partnership with Essex County Council Short Breaks for Disabled Children team.</p> <p>The facilities have proven hugely popular and have enhanced the reputation of the Council as a visitor destination.</p> <p>Tendring District Council sought a suitable location for the potential facility and it was agreed by the provider of the grant Essex County Council Shortbreaks for Disabled Children that The Leas, Frinton –on-Sea provided an existing building capable of adaption as well as a visitor location where no existing Changing Place is located.</p>

A tender exercise was undertaken to establish if the facility could be constructed within the grant budget offered.

The lowest bid received is for £68,000, comfortably within the grant allocation, which will ensure no further funding is required from TDC.

PREVIOUS RELEVANT DECISIONS

The Council is currently in receipt of funding of £300,000 from the government to construct 3 x Changing Places in Tendring over the next two years.

This grant funding is in addition and will result in the construction of 3 x Changing Place facilities in 2022/2023 and a further Changing place constructed in 2023/2024.

BACKGROUND PAPERS AND PUBLISHED REFERENCE MATERIAL

None

APPENDICES

Appendix A – Proposed Grant Agreement ECC / TDC.

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