

Key Decision Required:	No	In the Forward Plan:	No
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MANAGEMENT TEAM

FEBRUARY 2018

REPORT OF PORTFOLIO HOLDER FOR LEISURE AND TOURISM

A.3 CHANGING PLACE FACILITY, BATH HOUSE MEADOW, WALTON-ON-THE-NAZE

(Report prepared by Ian Taylor)

PART 1 – KEY INFORMATION

PURPOSE OF THE REPORT

To seek management team agreement for the construction of a Changing Place facility adjacent to the existing public convenience on the Bath House Meadow, Walton-on-the-Naze, utilising grant funding 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 is currently constructing a destination inclusive children's play area on the Bath House Meadow and an opportunity has arisen to receive grant funding to meet the cost for the construction of a Changing Place facility adjacent to the existing public convenience on this site.
- The provision of such facilities in tourist areas will widen the range of services available for the most vulnerable members of the community and is anticipated to increase visitor numbers to the new play area and the wider District.
- The scheme is to be funded by means of an £62,000 grant payable to Tendring District Council from Essex County Council (ECC).
- The preferred bidder following evaluation of tenders returned is Cadman's at a cost of £64,600.
- There is sufficient budget remaining within the service to meet this small additional cost and future ongoing costs associated with maintenance will be met from the same.
- The scheme needs to be substantially completed by the end of March 2018.

RECOMMENDATION(S)

That

- a) Following consultation with the Chief Financial Officer Management Team agree the construction of a Changing Place facility at the location specified in Appendix A to 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 and to meet the small residual cost of the construction amounting to £2,600, from existing budgets.

Subject to a) and b) above

- a) The Corporate Director for Operational Services / Head of Governance and Legal Services is authorised to enter into a service agreement with Essex County Council as set out in the document attached to this report as Appendix B.

PART 2 – IMPLICATIONS OF THE DECISION

DELIVERING PRIORITIES

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

FINANCE, OTHER RESOURCES AND RISK

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.

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.

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.

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.

LEGAL

The options for consideration in this report are within the Council's legal powers.

[Part 5 Rules of Procedure](#)

[16. External Funding](#)

[16.3 of the Council's Constitution](#) .

[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. requires all external funding proposals to be considered by Management Team and if agreed an officer decision to be recorded

OTHER IMPLICATIONS

Consideration has been given to the implications of the recommendations proposed and any significant issues are set out below.

The proposal if agreed will improve Council assets in line with the recently adopted Public Convenience strategy for Tendring as well as existing tourism and inward investment strategies and policies.

Consultation/Public Engagement – The proposal if agreed will raise the profile of the seafront and the Council's public realm both from within the District and extensively outside of it. Interest in such facilities is considerable.

Crime and Disorder – Improving Council assets is part of a wider strategy to combat anti-social behaviour by improving the public realm and public support.

Equality and Diversity – The proposal if agreed will support existing Council policies and further support the most vulnerable members of the community, raising the profile and reputation of the Council.

Health Inequalities – As above.

Area or Ward affected – Walton

PART 3 – SUPPORTING INFORMATION

BACKGROUND

The Changing Places Consortium has launched a campaign on behalf of those people who cannot use standard accessible toilets. This includes people with profound and multiple learning disabilities and their carers, as well as many other disabled people.

Standard accessible toilets do not provide changing benches or hoists. Most are too small to accommodate more than one person. Without Changing Places toilets, the person with disabilities can be put at risk, and families are forced to risk their own health and safety by changing their daughter or son on a publicly accessible toilet floor.

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/>

Essex County Council work in partnership with the Changing Places consortium and provide all funds for the projects. The first approach to TDC in respect of this project was made by Essex County Council in January 2013.

Since that time this Council has successfully introduced 3 x Changing Place facilities on budget and on time in partnership with Essex County Council Short Breaks for Disabled Children team.

The facilities have proven hugely popular and have enhanced the reputation of the Council as a visitor destination.

The Council agreed to the construction of a new destination, inclusive children's play area for this site – the Bath House Meadow in 2017. Construction is currently underway for completion.

An opportunity has arisen for the Council to take advantage of an offer to fund a new Changing Place facility to support this project.

CURRENT POSITION

Planning services advised that no planning application is necessary for the construction of the Changing Place in the location determined and in accordance with drawings submitted. The size of the proposed structure is below requirements and therefore falls within permitted development.

The design has been completed and tenders sought for the construction in accordance with the Council's procurement and financial procedure rules.

The grant available of £62,000 will substantially meet the cost of construction which is £64,600 as submitted by the preferred bidder following a recent tender.

The proposed location for the Changing Place is indicated in Appendix A.

The site is accessible for disabled parking and is located in order to support the nearby destination, inclusive children's play facility.

The proposed service agreement for the project is attached to this report as Appendix B

Informal discussions with local ward members indicate full support for the project.

CONCLUSION

Essex County Council and the Changing Places consortium are particularly enthusiastic about the possibility of introducing further Changing Places facilities in seafront locations and they are very keen to combine these facilities where possible with other options for families with disabled children.

The inclusive play facility is a new location for the installation of Changing Places in Tendring and will enhance the Council's play facilities considerably.

Access to the seaside and children's play facilities provides significant benefits to families with disabled children (or adults) and improved access to the Tendring seafronts and other assets would in turn be a considerable benefit to the Council.

Tendring District Council is promoting the improvement of all assets as part of its wider corporate aims.

This project supports TDC public convenience strategy and will enable the Council to either utilise existing buildings which are currently under used or in need of major repair and refurbishment, or to enhance existing sites at no cost to the Council.

Future maintenance and servicing / operating costs can be incorporated into existing service budgets and will be offset against the current requirement to maintain buildings in a poor state of repair. The adjacent public toilet is cleaned and maintained to a schedule and the addition of this facility will not require additional funding.

The introduction of this facility combined with a new fully inclusive play area will attract a great deal of positive attention and will enhance the reputation of Tendring and in this instance Walton-on-the-Naze as tourist / visitor destinations both regionally and nationally.

APPENDICES

Appendix A – Site Location

Appendix B – Proposed Service Agreements between TDC and ECC

BACKGROUND PAPERS FOR THE DECISION

None