

MINUTES of the Meeting of the **PUBLIC CONVENIENCES SUB-COMMITTEE** held at the Council Chamber, Drake Road, Tavistock on **MONDAY 30th SEPTEMBER, 2019** at **6.30pm**

PRESENT Councillor H Smith (Chairman)
Councillor B Smith (Vice Chairman)

Councillors J Ellis, A Hutton (ex officio), Mrs A Johnson, P Williamson (ex officio)

Councillor A Venning (Ward Member)

IN ATTENDANCE Town Clerk, General Manager.

181. APOLOGIES FOR ABSENCE

There were no apologies for absence, all Members were present.

182. CONFIRMATION OF MINUTES

RESOLVED THAT the Minutes of the Meeting of the Public Conveniences Sub-Committee held on 20th August, 2019 be confirmed as a correct record and signed by the Chairman.

183. DECLARATIONS OF INTEREST

There were no declarations of interest.

EXCLUSION OF PRESS AND PUBLIC

184. PUBLIC BODIES (ADMISSION TO MEETINGS) ACT 1960

Pursuant to Section 1(2) of the Public Bodies (Admission to Meetings) Act 1960, and having regard to the confidential nature of the business to be transacted it was:-

RESOLVED THAT the Press and Public be excluded from the Meeting for the following items of business.

185 PUBLIC CONVENIENCES IN TAVISTOCK

(CONFIDENTIAL - by virtue of relating to matters of a legal, financial and contractual nature).

The Sub-Committee considered the Report (Appendix 1) of the Town Clerk in connection with the above, together with associated updates. Attention was drawn, in particular, to:-

- i. Bedford Car Park Public Conveniences – correspondence from the Borough Council (WDBC) indicating that it was prepared to waive the proposed 33% full repairing obligation, on the proviso that the Town Council accepted responsibility for drainage runs;
- ii. Guildhall Car Park overage. That the Borough Council was maintaining its position, namely that no change be made to proposed overage agreement notwithstanding the representations made regarding reasonableness/proportionality by the Town Council;
- iii. Next steps, in particular with regard to drainage/condition surveys;
- iv. A proposed draft Service Level Agreement which might form a basis for discussions with the Borough Council;
- v. Emerging options in connection with the Borough Council's exploration of avenues associated with the Bus Station Public Conveniences;
- vi. The potential to review available options in relation to how a cleaning contract might be delivered, and by whom, in order to better understand what represented best value.

In the discussion arising further reference was made, variously to:-

- The extent to which the Bedford Car Park toilets might offer one or more options for number of cubicles provided, and associated costing impacts;
- The absence of signage indicating service provider/operator currently on WDBC toilets;
- Anticipated typical customer profile for the Bedford Car Park Public Conveniences;
- A question regarding the operation of the potential overage agreement and calculation of "premium" in connection with the Guildhall Public Conveniences;
- Collective concern and disappointment at the lack of movement toward a more reasonable/proportionate approach with regard to overage by WDBC;
- The importance attached to
 - having a full understanding of the current state of repair/condition of the public conveniences and associated potential liabilities on/following transfer;
 - taking a holistic view of service delivery in relation to the needs of the Town as a whole the operating of the arrangements of the Town Council in particular;

- information regarding drainage runs in/along Market Road and responsibility therefore;
- Comments/concerns regarding the enforceability/accountability associated with accessing cleaning services through a third party, associated overheads and the value which might attached to testing the market in relation to cleaning services;
- The extent of options available to the Council regarding toilet provision and variations thereon;
- The importance attached to understanding the cost/benefits of the various options, the capital and revenue differences, reputational issues and the need to come to a balanced and informed view as to next steps.

Arising from the foregoing there was consensus that Officers proceed to expedite:-

- a. Drainage surveys (and then condition surveys) of the prospective sites for provision of public conveniences by the Town Council in Tavistock;
- b. Seeking the views of the Borough Council with regard to the draft Service Level Agreement as a potential basis for future contract operating arrangements;
- c. Establishment of responsibility for ownership and maintenance of foul water runs in Market Road;
- d. Clarify the basis upon which overage calculations would take place;
- e. Convey (reiterate) to WDBC the concerns of the Council regarding the proposed overage arrangement.

RECOMMENDED THAT the next Meeting of the Sub-Committee be held at 5.30pm on Monday 11th November, 2019.

The Press and Public were re-admitted to the Meeting.

The Meeting closed at 7.58pm.

Signed.....

Dated.....

CHAIRMAN