
ENVIRONMENT & FACILITIES

Facilities Service



NewquayCouncil

To: Environment & Facilities

CC:

Date of Meeting: 16th June 2022

Time of Meeting: 7 pm

Location: Council Chamber

1	General update on any activities since the last meeting
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Facilities Service

Staffing: We have recently recruited a new member of staff for our facilities team. This now brings us to four staff, two on each vehicle. This of course when each pair are covering for the other pair on there two days off, means there are only two staff in covering all the toilet facilities over four days out of the seven day period. Also when there is annual leave or sickness we don't have the cover unless one of the team offers to work extra hours. If we have events where we would require someone to be at that particular toilet facility most of the day to keep to the standards of cleanliness, also to help to prevent any damages, this is not possible with the current staffing. The two part time roles have been advertised, no one as applied as yet, these roles are intended to cover afternoons and lock ups on the evenings.

Toilet Facilities – The graffiti is still on going, I have been in contact with the police & CCTV. I am reporting any incidents on line. Most of the graffiti is occurring inside the toilet facilities, whereby we cannot show any evidence who is carrying out this act of vandalism. The team are removing the graffiti along with painting over when we do get the time to do so.

All the toilet entrance doors, service doors have now been painted with APS as per agreement from the previous E & F meeting.

Myself and the I.T Manager are going to start to change the core locks on the toilet facilities, along with checking all the cameras that are already in place that were implemented previously, this would be really good so that we can report any vandalism with the footage from the cameras.

Beach Road: I have been approached by a gentleman showing a very keen interest in leasing out the the old toilet facilities at Beach Road. I had a on site meeting where it was discussed the gentleman is wishing to use as part storage, also to place a bio mass boiler inside to use as generating energy to the business he already has by saving on costs, the environment. The Deputy Town Clerk is currently researching the background of the building on the restrictions with Tozers.

Cllr Creek is looking into the Bio Mass boiler to collect more information, we can then look at the safety aspect of being inside the building. The gentleman has advised that the installation would be a registered supplier of biomass boilers, it is a safe way of generating heat.

Information provided by the interested party: So we currently run a coworking space called Pentire House, which was part funded by ERDF European Funding. We have entrepreneurs, remote workers, start ups etc that work from the space. When we started bills were around £600 per month for gas and electric. I got off the phone today and they are now going to be £2500 coming out a month.

We also have an event space along with bar/restaurant/takeaway with local chefs that we have done in collaboration. That is 2 doors down from the Toilet.

Porth Refurbishment Update: The completion of the refurbishment was due to be completed by the end of Easter. The contractors have informed us this has been delayed and will be completed in the middle of July due to there scheduled works.

Discussing this with the Public Conveniences Working Party it is recommended the works should be delayed until September/October due to the busy time season.

The owner of the business behind the toilets has been contacting me to ask when the toilets are going to be completed. I have advised previously when the works were going to be completed. Cllr Towill offered to speak to him, which will be subject to Committee's decision on whether to delay the works or proceed.

Train Station Old Toilets Facilities Update: I have facilitated the enabling works required for the Asbestos removal (as outlined in the Deputy Town Clerks report) which included; isolating live electrics, cold tap instalttion and temporary lights to be in place for the works to commence for the asbestos removal with Gwella.

This is now underway which started on the w/c 13/6/22. The plans came back from Atlantic Building Consultants. Myself and the Deputy Town Clerk had a second meeting with Network rail on the 17/6/22. Further detail outlined in the Deputy Town Clerks report.

Train Station Porta Cabin: I am going to get the Portacabin toilets in temporary use for Boardmasters in August. I have emailed Kevin Moore/Boardmasters to inform him we will have these open on free for boardmasters. I have put in place ready for the drains/toilets to be flushed through, to be cleaned. I have liased with APS the contractor to take the fencing around that perimeter the night before on the 9th August.

E-Bikes: Cllr Gardner has confirmed the E-Bike scheme has funding approved for a hub in Newquay, the location is still waiting to be confirmed. We are mainly concentrating on the refurbishment for the old train station toilets, this can be looked at a later date .

Narrowcliff : The storage area that I have implemented at the back of the old gents toilets is working well for the facilities team.

Trenance Gardens: I have asked the contractor APS to re-align the hinges on the toilet door on the ladies & Gents, due to this slamming really loud, this could also be potentially dangerous on closing the door.

Killacourt: The ladies entrance door requires to be replaced due to rotting. Still waiting on a quote from APS, chased serval times. SCBM have provided their quotation. Once the quotes have been provided, the works have been completed, APS can carry out the painting for all of the front of Killacourt toilet facility as per agreement previous E & F meeting.

Contactless Machine Up-date: I have had a meeting with the Public Conveniences Working Party in regard to contactless facilities. Cllr Hannan has requested some information for the income taken with the coin boxes for at Fore Street over the months, so that we can compare the comparison. See figures below:

- 29.12.22 – 01.03.22: £367.55
- 01.03.22 – 31.03.22: £325.80

- 01.04.22 – 03.05.22: £470.95
- 03.05.22 – 01.06.22: £229.20

Coin Pay Facilities: The Working Party discussed which facilities would be more beneficial for coin payments to be placed, where there aren't any currently. The sites where there are no charging systems in place are: Porth, Esplanade & Fistral (Towan Headland). The Working Party were reluctant to instate coin pay facilities at these sites due to the public on the beach area visiting the toilets may not have cash on them.

Heron Centre: Porta Loos – Following on from the last E & F meeting in agreement for the local toilet hire to go ahead with the 2 x porta loos to placed at the Heron Centre side car park the same as last year. I have now arranged this for them to be delivered on the 1st July, collection date will be the 6th September. The Deputy Town Clerk has sent out the letter to Heron Centre to say that this would be out last year placing the porta loos etc. As they provide toilet facilities inside the Heron centre.

Skate Park: As previously mentioned in the E & F meetings with regards to toilet facilities to be re-introduced to the skatepark. As we all are aware the previous porta loos were continuously being damaged/vandalised by the public, the decision came to have them removed. Please see pictures attached for the quotation of the clad metal toilets with the quotation below as an option for toilet facilities at the Skate Park. These would be more durable but again this is not going to prevent any vandalism.

Buildings

Mount Wise Centre – Signs Now was the chosen Company to create the external Street sign at Mount Wise – as per agreement last E & F Meeting. Just waiting on the confirmation of the delivery. I have had dials placed for the heating controls on the radiators on the first floor as they was not any so this would cause a lot of heat being transmitted into the air causing it to be uncomfortable for people working near that area. One area was causing a tremendous amount of heat in such a small area, causing the plaster to crack on the wall, also was not comfortable environment for the tenants too. I had called TEC Construction back to carry out the works with no extra costing to Newquay Town Council. This is now complete along with the plaster works being carried out at no extra cost. Duchy alarms have attend site, for the fire alarm testing, this has now been serviced.

Mount Wise Centre External - From the previous E & F meeting it was in agreement for there to be a twin side EV charger placed at Mount Wise end of the car park, which will be bay 11, this was chosen due to the nature of space, services working from Mount Wise where there would be no interefence with any other works/vehicles in that area. I have arranged for the works to commence over two days 16/17th May. I have informed the necessary managers of the works, what will be happening on them days so they are aware of the works to be completed.

One of the sided twin EV chargers is now complete. They have advised that for the rest of the works just waiting on the internet connection to be installed by the I.T manager, which I have relayed to.

Marcus Hill, Library & Mount Wise Centre: GFS will be carrying out the Fire Extinguishers serving on the 2nd August 2022. Duchy alarms are carring out the service for the emergency lighting.

Chester Road toilet facilities: The male toilets have been closed apparently for a couple of years before I came on board due to continuous blockages/vandalism. On inspection there is no wall gate inside. APS have been instructed with their quotation from the previous E & F meeting to replace the Wall gate. APS have advised that this would be around July time. I can then arrange for the toilet/drain to be flushed through, along with the legionella testing before opening the toilet facility.

Changing places toilets Killacourt – The door has been found opened on many occasions, where by there were youths found inside, using the technical equipment. Luckily there was no damages on these occasions. This had been reported to the police and there is CCTV footage. A reference number has been provided.

There had been graffiti on the end walls of the toilet facilities, where I had taken a picture which included this in the log report to the police.

The toilet has been recently re-opened facility after being closed whilst a new locking mechanism was being installed by the I.T Manager. This key system is on the Town Council lock system however the key only works for the Changing Places facility. Tenants will also have use of the facility.

Negotiations with Biffa in regard to Mount Wise Centre usage

Back in May 2021 Cllr Gardner was made aware that Biffa were looking to re-accommodate and enquired if the Mount Wise Centre basement/depot would be an option. Neither party re-engaged until January 2022.

Biffa are still interested however wish to understand what the rent would be before progressing negotiations.

Up-date 31/2/2022 Biffa require the space could be subdivided as they mentioned that they do not require an area that large given at this present time. I responded to say this is something we can accommodate, but again a meeting would be more beneficial on site. No further response at this present time.

14/04/2022: No further up-dates from Biffa moving forwards, or to visit site.

- 3 x Parking Spaces All of which could potentially be accommodated.
- Toilet Facility
- Office
- Container

2 Any key issues the Manager/Working Party/Lead Member wishes to draw to the committee's attention

Watergate Bay: The paddle gates continue to be misused, whereby the public continuously push the paddle gates to open them rather than paying at the gates, which have resulted in them breaking. APS have been tasked to investigate, they have advised that the parts have been ordered. Waiting for up-date. I think that we are going to be spending unnecessary money due to the fact that this will happen again. I have suggested previously that we remove the paddle gates, place coin boxes on the external entrance.

The other shower cubicle had been closed a couple of years before I came on board. I have investigated this, now have the shower working. The other shower that has already been open someone had broke the shower head, this has been replaced.

The accessible toilet door has now been replaced as per agreement previous E & F Meeting .

Fistral: When I was an operative, as far as I am aware APS had been instructed to carry out the maintenance to have the coin boxes fitted. They are still on free, I have asked the contractor to service the coin boxes, to have these on pay.

I am going to be looking into changing the lock on the door to the left hand side of the toilet facilities as this is empty, this can be leased out generating an income to Newquay Town Council.

4 Any suggestions for improvements

Improvements have been categorised in order of Priority (Low, Medium, High)

Watergate Bay Paddle Gates & Coin Boxes (Medium)

Company	Description of Works	Quote (Ex VaT)	Quote (Inc VAT)
APS	<ul style="list-style-type: none"> Disconnect and remove existing paddlegates Watergate Bay in both male and female facilities. Prepare 2no external recesses by male and female entry doors ready to receive new coinboxes. Install new timers for both new coinboxes. Install new 12v strike locks to doors. Connect power supply to new coinboxes. Programme all new coinboxes as per client's specification. Upon completion, clear site and handover 	£7,539.25	
SCBM	Awaiting quote		

External Sensor Lights Killacourt (Medium)

Due to a nature of crowds have ben gathering around the areas below, this would act as a deterrent.

Company	Description of Works	Quote (Ex VaT)	Quote (Inc VAT)
SCBM	To place sensor lights: Changing places, Band stand, 2 x café shop	£1,325.00	£1,590.00
APS	To place sensor lights: Changing places, Band stand, 2 x café shop	£625.00	£750.00

Concrete Waves

Portable Toilets (Medium)

I have investigated Anti-Vandalism porta container loos. The services for drainage and electricity are already in place. There are options of hiring or purchasing.

Please see attached Picture.

Hiring for 12 months would be **£334.80 per month** plus VAT. This price includes the delivery on site at the skate park and the utility connections up to 1 meter from the sited WC unit. If found successful after the first 12 months, there would be an option to purchase the unit at a cost of **£1,725** plus VAT

Company	Description of Works	Quote (Ex VaT)	Quote (Inc VAT)
APS	Deliver and install and on-going hire of Temporary Toilets at Concrete Waves. Metal Clad 1+1 WC for a period of 12 months This would include FOC maintenance plan all except Vandalism Issues.	£334.80 pcm This includes delivery & utility connections up to 1 meter from the sited WC unit.	£401.76
Andys Loos	Deliver and install and on-going hire of Temporary Toilets at Concrete Waves	£500.00 pcm	£600.00

Toilet Facilities (All) (High)

The following works can be to replace on the monthly toilet inspections costing £432.00 (as the team already carries out these works)

Company	Description of Works	Quote (Ex VaT)	Quote (Inc VAT)
Dean Hancock	Flushing of all urinals & Pipes leading from Wallgates on the beach toilet facilities	£540.00 Per Month	£648.00

	(due to blockage has an impacted on the working of the toilets)		
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Contactless Card Machine (high)

Company	Description of Works	Quote (Ex VaT)	Quote (Inc VAT)
Healthmactic Ltd	Provide Contacless Machines	£1,100 Per Unit	£1,320.00
APS	Installation of Contacless Machines	£96.00 Per Unit	£115.20

5	A look forward to make the committee aware of any up and coming issues to be planned for
N/A	

6	Any decisions taken under delegated authority by Officers or WP
N/A	

7	Any new decisions requiring committee resolution including options and costs where possible
N/A	

8	Any recommendations to the committee on the above decisions
Recommendation: Appoint Dean Hancock Plumbing for 12 months to flush urinals & pipe works once a month in the Summer, every two months during the Winter.	

