

EAST AYRSHIRE COUNCIL

DEVELOPMENT SERVICES COMMITTEE – 15 NOVEMBER 2005

RE-OPENING OF TOILETS AT GLAISNOCK SHOPPING CENTRE, CUMNOCK

Report by Executive Director of Development and Property Services

1 PURPOSE OF REPORT

- 1.1 To propose the re-opening of the toilet provision at Glaisnock Shopping Centre and to make interim proposals for these, in the light of changed circumstances.

2 BACKGROUND

- 2.1 A Special Community Services Committee meeting on 23rd February 2005 considered a report by the Executive Director of Neighbourhood Services on provision of Public Conveniences. The Committee having considered the future of a number of public conveniences agreed as part of the recommendations to the closure of the toilets at Glaisnock Shopping Centre.

3 CURRENT POSITION

- 3.1 Since the closure of the toilets there has been considerable public concern about the lack of toilets in Glaisnock Shopping Centre, and Local Members in particular have been anxious to see whether or not alternative arrangements could be made in relation to this.
- 3.2 Following the closure of the toilets the tenants of the Centre have also expressed concern that the lack of toilet provision is having a direct impact on the trading position of the Centre.
- 3.3 As the continued viability of the Shopping Centre in Cumnock is of vital concern to the Council, and in light of the need to continue to support the economic benefits of the Shopping Centre, it is proposed that a modest scheme of refurbishment should take place within the toilets.

4 PROPOSALS

- 4.1 It is proposed that the public toilets within Glaisnock Shopping Centre should be refurbished at a modest cost in the light of changed circumstances, particularly given the concerns expressed by the traders, and also the proposals for the regeneration of Cumnock Town Centre.
- 4.2 The cost of the refurbishment is estimated at £4,600 approximately, and this would be met from the C.R.A.. That would also cover some modest refurbishment of the disabled toilet. In addition, it is proposed that, following discussions with On Site Services, the cleaning and monitoring of the toilets will be undertaken by the existing caretaking and cleaning staff within the Centre. This will be at no additional cost to Development and Property Services as there will be a realignment of the hours of operation and duties of the caretaking and cleaning staff following the retiral of one of the caretakers. This will allow a more visible presence within the mall and regular visits to the toilets will be undertaken to reduce vandalism.

4.3 The remaining annual running costs associated with the operation of the toilets relate to non-domestic rates, water charges (metered and non-metered) and electricity, which have been estimated annually at approximately £5,500. These will be incorporated into the common service charges for the Centre, a proportion of which is recoverable from the tenants. It is anticipated that the net cost to Development and Property Services for these costs will be approximately £3,000 in the year 2006/07.

4.4 In light of the fact that the existing Shopping Centre is likely to disappear under new proposals for the regeneration of Cumnock town Centre, it should be noted that the requirement to continue with some toilet provision will remain a short term requirement. In the circumstances it is anticipated that these arrangements therefore can continue for the time being.

5. FINANCIAL IMPLICATIONS

5.1 The costs identified in section 4 above, in the modest refurbishment of the toilets, and their ongoing day to day management, can be met from Development and Property Services existing budgets.

6. ASSET MANAGEMENT IMPLICATIONS

6.1 The re-opening of the toilets will address the impact that their closure has had on the trading position of the tenants and the overall future viability of the centre.

7. LEGAL / POLICY / COMMUNITY PLANNING IMPLICATIONS

7.1 Nil

8. RECOMMENDATION

8.1 It is recommended that the Committee:

- i) agree that the toilets at the Glaisnock Shopping Centre, subject to a modest refurbishment, be re-opened for public use; and
- ii) note that the additional net costs to reopen the toilets be met from the Development and Property Services Revenue Budget.

James Lavery
Executive Director of Development and Property Services
11 November 2005

BACKGROUND PAPERS

Nil

For further information please contact: Iain Edenborough on 01563 – 576189.

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