

Report to: Assets and Operations Committee

Report Ref: A1926
Meeting Date: 1st June 2020
Agenda Item: 8
Prepared By: Town Clerk



Subject: Public Toilets Empty Space Works

1.0 BACKGROUND

Council has previously resolved to authorise the committee to progress the project to create commercially lettable units within the public toilet buildings. The overall aim of the project is to generate an annual revenue income to reduce the precept.

The buildings are currently wholly let to Danfo and as such the first stage of the project was to seek a renegotiated contract with Danfo. The Council's solicitor has prepared a revised lease, upon the terms reported to the committee at the previous meeting, which has now been issued to Danfo for review.

The council's contractor is in the process of reviewing the tender submitted in 2017 for the works; sub-contractors have recently visited the sites to feed into this process.

2.0 NEXT STAGES

Planning consent was secured for the works in 2018. A condition was attached to each approval requiring a materials schedule to be submitted detailing all materials to be used in the external works. This must be discharged through a discharge of conditions application.

Following a structural surveyor's inspection in late 2018, it was necessary to reduce the number of new wall openings at the Bexton Road site from four to three; this is due to the front wall supporting the canopy of the bus station. This will be dealt with as a variation of conditions application. The application for this site can deal with both the variation of the plans and the discharge of the conditions in a single application.

The total cost of applying for the discharge/variation is £175. The applications have been prepared and if submitted promptly a decision should be received by August.

At the July committee meeting the committee will be in a position to consider the revised project costs at which stage the works can be programmed and the agent commence advertisement to secure tenants.

3.0 RECOMMENDATION

It is recommended that approval is given for the submission of the variation/discharge of conditions applications.

