

## OPENING OF POOLES LANE PAVILION AS PUBLIC TOILETS

### 1 SUMMARY

- 1.1 This report seeks Members' views on a request from Hullbridge Parish Council, to re-open the toilets in the Pooles Lane Pavilion for public use.

### 2 INTRODUCTION

- 2.1 A letter was received on 22 December (Appendix B) from Hullbridge Parish Council formally asking Rochford District Council to reopen the toilets within the Pooles Lane pavilion, now that the extension to the playspace has been completed. The Parish Council indicated that it would not be able to financially support the reopening of these toilets.
- 2.2 These toilets were originally open to the public but were closed following a spate of vandalism in 1989, which meant that they were not available to the footballers and visitors using the pavilion.
- 2.3 The toilets in question are only accessible from outside the building.
- 2.4 Rochford District Council already provides public toilets in Pooles Lane car park. These have recently been refurbished.
- 2.5 The District Council has not received any complaints or requests from the Public regarding additional toilets in Pooles Lane recreation ground.
- 2.6 A plan showing the relative locations of the public toilets to the Pooles Lane recreation grounds pavilion is attached as Appendix A.

### 3 BRINGING THE TOILETS BACK INTO PUBLIC USE

- 3.1 The pavilions are managed by Serviceteam, the grounds maintenance contractor, who also arranges bookings for pitches and usage of the pavilions.
- 3.2 Maintenance of the pavilions is the responsibility of Rochford District Council and is carried out through the Property section of Contracted Services.
- 3.3 Initial discussions have been held with Serviceteam, who have indicated that they would require these toilets to be staffed when open to prevent problems arising.
- 3.4 The costs indicated by Serviceteam would be in the order of £52,000, for two staff to cover these toilets seven days a week, during daylight hours, including an element of profit and overheads. This cost is totally prohibitive.

- 3.5 The alternative would be for this Council to negotiate with Serviceteam for the Council to manage and maintain the toilets separate from the pavilion. There would be initial capital costs in refurbishing and making secure the toilets and paying for regular cleaning and maintenance.
- 3.6 Estimated costs to bring the toilets back into use for the public would be in the order of £5,000, plus the ongoing cleaning cost of £5,200 per annum, plus any additional maintenance.
- 3.7 This facility would not be capable of providing disabled facilities without a new building.

#### **4 RISK IMPLICATIONS**

- 4.1 Opening these toilets without financial support from Hullbridge Parish Council exposes Rochford District Council to additional Capital costs and ongoing revenue costs as indicated in paragraph 3.6.
- 4.2 The Council also runs the risk of additional maintenance costs should vandalism become a problem again.

#### **5 RESOURCE IMPLICATIONS**

- 5.1 There are no resources identified in the Capital or Revenue budgets to support this proposal.
- 5.2 Hullbridge Parish Council has indicated that it could not support this proposal financially.

#### **6 PARISH IMPLICATIONS**

- 6.1 Without financial support from the Parish Council there are no implications for Hullbridge Parish Council.

#### **7 RECOMMENDATION**

- 7.1 It is proposed that the Committee **RESOLVES**  
That Members consider refusal of this request from Hullbridge Parish Council.

Roger Crofts

Corporate Director (Finance & External Services)

---

**Background Papers:-**

For further information please contact David Timson on:-

Tel:- 01702 318110

E-Mail:- [david.Timson@rochford.gov.uk](mailto:david.Timson@rochford.gov.uk)

APPENDIX A



## APPENDIX B

