

**REPORT TO: ENVIRONMENTAL SERVICES AND SUSTAINABILITY COMMITTEE  
22 AUGUST 2005  
PERSONNEL COMMITTEE 22 AUGUST 2005**

**REPORT ON: REVIEW OF PUBLIC CONVENIENCE FACILITIES PROVIDED BY THE  
WASTE MANAGEMENT DEPARTMENT**

**REPORT BY: HEAD OF WASTE MANAGEMENT AND ASSISTANT CHIEF EXECUTIVE  
(MANAGEMENT)**

**REPORT NO: 513-2005**

## **1.0 PURPOSE OF REPORT**

- 1.1 To advise members of the outcome of a review of the public toilet stock provided by the Waste Management Department, and seek approval to implement the findings.

## **2.0 RECOMMENDATIONS**

- 2.1 It is recommended that the Environmental Services and Sustainability Committee approves the following proposals:-
  - 2.1.1 To permanently close the Ladies and Gents Public Conveniences located within Aimer Square, Lochee, Dundee.
  - 2.1.2 To instruct the City Engineer to invite tenders for the demolition of the existing facility.
  - 2.1.3 To install an Automatic Public Convenience (APC) at a suitable location within the Lochee area.
  - 2.1.4 To permanently close the Public Convenience located at Castle Street, Dundee.
  - 2.1.5 To install an Automatic Public Convenience at a suitable location within the City Centre.
- 2.2 It is recommended that the Personnel Committee resolves that 4 Toilet Attendants (ER5/05, ER6/05, ER7/05 and ER8/05) within the Waste Management Department be retired on 30 September 2005 in the interests of the efficiency of the service. These retirements will be in accordance with the Local Government Pension Scheme (Scotland) Regulations 1998 and the employees will receive enhanced benefits in accordance with the Local Government (Discretionary Payments and Injury Benefits)(Scotland) Regulations 1998 (as amended) and in accordance with the decision of the Personnel Committee of 14 March 2005.

## **3.0 FINANCIAL IMPLICATIONS**

- 3.1 Implementation of the above recommendations would incur a cost of £28,000 in the first year due to the costs of closure of the existing facilities, and the installation costs of the APC's. This can be contained within the Waste Management's 2005/2006 Revenue Budget.
- 3.2 The approximate cost of demolition of Aimer Square Public Convenience is £10,000 and will be met from the Department's 2005/06 Capital Budget.
- 3.3 A saving of approximately £62,000 per annum would be generated in subsequent years from the Department's Revenue Budgets.

#### **4.0 DUNDEE 21 IMPLICATIONS**

- 4.1 There are no Dundee 21 implications arising out of this report.

#### **5.0 EQUAL OPPORTUNITIES IMPLICATIONS**

- 5.1 There are no Equal Opportunities implications arising out of this report.

#### **6.0 BACKGROUND**

- 6.1 The existing toilet building located in Aimer Square, Lochee, provides a basic, functional facility, but is in need of considerable renovation and modernisation to bring it up to the standard expected of a modern public convenience.
- 6.2 Due to the unusual split level construction of the existing building, refurbishment costs are unacceptably high, and therefore modernisation is not considered to be a viable option.
- 6.3 The facility serves a busy shopping centre and is well used by members of the public and shopkeepers. Closing the existing facility without considering a replacement would not be recommended.
- 6.4 It is therefore proposed to permanently close and demolish the existing toilet building and install an APC either on the vacant site or on another suitable location in the vicinity.
- 6.5 It is proposed to instruct the City Engineer to invite tenders for the safe demolition of the existing facility and post demolition treatment works. The estimated budget cost for carrying out these works is £10,000.
- 6.6 The need for a conventional, staffed Public Convenience within the City Centre has diminished in recent years due to the growing provision of alternative facilities managed by the private sector. The provision of high quality facilities within the Overgate Centre in particular, has led to a reduction in numbers using the Councils Castle Street facility. The fact that these alternative facilities are available free of charge adds to their attraction.
- 6.7 This reduction in use has made provision of the Castle Street Conveniences less cost effective, and it is therefore proposed that they are closed at the earliest possible opportunity.
- 6.8 The Evening Economy Working Group identified the lack of public toilet facilities within the city centre late at night as being a major problem. This has led to a rise in anti-social behaviour from individuals leaving pubs and night clubs and those visiting catering establishments and queuing for taxis.
- 6.9 It is proposed that an APC be sited at a suitable location within the city centre, most probably in the vicinity of North Lindsay Street where the majority of problems are being experienced.
- 6.10 The closure of the above facilities will result in the loss of six Toilet Attendant posts from the Waste Management Department establishment. This reduction will be accommodated by the early retiral of four individuals, and redeployment of the remaining members of staff.

## **7.0 STAFFING IMPLICATIONS**

- 7.1 The Head of Waste Management has had discussions with the employees who would be affected if the Committee decided to approve the recommendations contained in this report.
- 7.2 All employees were advised that if the public conveniences were closed, then they would be redeployed to other jobs in the Council. Four employees indicated that they would be prepared to accept an offer of early retirement.
- 7.3 The Head of Waste Management and the Assistant Chief Executive (Management) are of the view that early retirement on the grounds of the efficiency of the service should be offered to the four employees and that these should take effect on 30 September 2005.

## **8.0 CONSULTATION**

Chief Executive  
Depute Chief Executive (Finance)  
Depute Chief Executive (Support Services)  
City Engineer

## **9.0 BACKGROUND PAPERS**

None

## **10.0 SIGNATURE**

**Jim Laing**  
**Head of Waste Management**

**(DATE) 12th August 2005**

**J C Petrie**  
**Assistant Chief Executive (Management)**

**(DATE) 12th August 2005**