

**REPORT TO: POLICY AND RESOURCES COMMITTEE – 24 FEBRUARY 2022**

**REPORT ON: REVIEW OF PROVISION OF AUTOMATED PUBLIC CONVENIENCES (APCs)**

**REPORT BY: EXECUTIVE DIRECTOR OF NEIGHBOURHOOD SERVICES**

**REPORT NO. 67-2022**

## **1. PURPOSE OF REPORT**

1.1 To request Committee approval for saving proposals outlined below in relation to the lease termination of APCs at:

- Lease 1 - Hilltown
- Lease 2 - Queen Street, Broughty Ferry and Aimer Square, Lochee

## **2. RECOMMENDATIONS**

2.1 In relation to Lease 1, Committee notes this lease ends in June 2023.

2.2 In relation to Lease 2, it is recommended that approval be granted to give notification to terminate this early with effect from 1 April 2022. Under the terms of the agreement, the facility would remain open until 1 April 2023.

## **3. FINANCIAL IMPLICATIONS**

3.1 The financial implications associated with the above recommendations are as follows.

3.2 Under the terms of the agreement for Lease 1, the Council would continue to be liable for the rental costs until 30 June 2023 although the lessor would be liable to pay for the removal of the facility given this is the end date of the original lease.

3.3 In terms of Lease 2, as the Council is terminating this earlier it would be responsible for the removal costs and a portion of the unexpired rental payments until June 2027

3.4 The total costs outlined above for both leases would amount to £176,000 and would be payable in financial years 2022/23 (£168,000) and 2023/24 (£8,000). The Executive Director of Corporate Services has confirmed this expenditure can be met from reserves, enabling savings of £77,000 to be made in 2022/23 and £74,000 in future financial years.

## **4. MAIN TEXT**

4.1 Dundee City Council entered into rental agreements with JC Decaux UK Limited for the supply of automated public conveniences for the locations above. These are covered by 2 separate lease agreements. The lessor is responsible for the maintenance, cleaning and repairs (with certain exceptions) of the APCs.

4.2 The above leases are both for 20 years and are due to end in June 2023 and January 2027 respectively.

4.3 The charge for use of each facility is 20p per visit and this income is retained by DCC. The total average income collected for all the APCs is approximately £1,500 per annum which reflects an average number of visits of approx. 2,500 per annum for each APC.

4.4 Alternative facilities will be available at Community facilities within the local area. These facilities will be highlighted on the DCC website. Leisure and Culture Dundee will be consulted concerning the possible impact of the closures.

## **5. POLICY IMPLICATIONS**

5.1 This report has been subject to an assessment of any impacts on Equality & Diversity, Fairness & Poverty, Environment and Corporate Risk. An Integrated Impact Assessment has been carried out and is attached.

## **6. CONSULTATIONS**

6.1 The Chief Executive, Executive Director of Corporate Services, Head of Democratic and Legal Services and all other Chief Officers have been consulted on the preparation of this report and are in agreement with its contents.

## **7. BACKGROUND PAPERS**

7.1 None.

## **8. FURTHER INFORMATION**

8.1 None

Elaine Zwirlein  
**Executive Director of Neighbourhood Services**

Tony Boyle  
**Head of Environment**

13.12.21

**Committee Report** – Policy & Resources Committee, 24 February 2022

**Document Title:** Review of Provision of Automated Public Conveniences (APCs)

**Document Type:** Service

**New/Existing:** Existing

**Period Covered:** 01.04.23 -01.01.27

**Document Description:**

The report outlines saving proposals by Neighbourhood Services in relation to the lease termination of APCs at three sites:- 1. Hilltown 2. Aimer Square, Lochee 3. Queen Street, Broughty Ferry.

**Intended Outcome:**

It is recommended that all leases are terminated by June 2023 to deliver the outlined savings.

**How will the proposal be monitored?:**

The proposal is to cease provision of APCs. There will be no ongoing monitoring required as this proposal involves terminating the leases.

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## **A. Equality and Diversity Impacts:**

<b>Age:</b>	Not Known
<b>Disability:</b>	Not Known
<b>Gender Reassignment:</b>	Not Known
<b>Marriage and Civil Partnership:</b>	Not Known
<b>Pregnancy and Maternity:</b>	Not Known
<b>Race/Ethnicity:</b>	Not Known
<b>Religion or Belief:</b>	Not Known

**Sex:** Not Known  
**Sexual Orientation:** Not Known

**Equality and diversity Implications:**

It is unknown whether closure of these facilities will have an impact on certain groups as usage of the facilities is not currently monitored.

**Proposed Mitigating Actions:**

Alternative facilities are available at Community facilities within the local area, i.e. Lochee Library, Coltside Library, Broughty Ferry Library, West District Housing Office and Hilltown Community Centre. All facilities are accessible to disabled people and provide accessible facilities. These facilities will be highlighted on the DCC website. Leisure and Culture Dundee will be consulted concerning the possible impact of the closures.

**Is the proposal subject to a full EQIA? : No**

It is unknown whether closure of these facilities will have an impact on certain groups as usage of the facilities is not currently monitored. However, adequate alternative, free fully accessible provision is available elsewhere within the area.

**B. Fairness and Poverty Impacts:**

**Geography**

<b>Strathmartine (Ardler, St Mary's and Kirkton):</b>	No Impact
<b>Lochee(Lochee/Beechwood, Charleston and Menzieshill):</b>	Not Known
<b>Coldside(Hilltown, Fairmuir and Coldside):</b>	Not Known
<b>Maryfield(Stobswell and City Centre):</b>	No Impact
<b>North East(Whitfield, Fintry and Mill O' Mains):</b>	No Impact
<b>East End(Mid Craigie, Linlathen and Douglas):</b>	No Impact
<b>The Ferry:</b>	Not Known
<b>West End:</b>	No Impact

**Household Group**

<b>Lone Parent Families:</b>	Not Known
<b>Greater Number of children and/or Young Children:</b>	Not Known
<b>Pensioners - Single/Couple:</b>	Not Known
<b>Single female households with children:</b>	Not Known
<b>Unskilled workers or unemployed:</b>	Not Known
<b>Serious and enduring mental health problems:</b>	Not Known
<b>Homeless:</b>	Not Known
<b>Drug and/or alcohol problems:</b>	Not Known
<b>Offenders and Ex-offenders:</b>	Not Known
<b>Looked after children and care leavers:</b>	Not Known
<b>Carers:</b>	Not Known

**Significant Impact**

<b>Employment:</b>	No Impact
<b>Education and Skills:</b>	No Impact
<b>Benefit Advice/Income Maximisation:</b>	No Impact
<b>Childcare:</b>	No Impact
<b>Affordability and Accessibility of services:</b>	Not Known

### **Fairness and Poverty Implications:**

It is unknown whether closure of these facilities will have an impact on certain groups as usage of the facilities is not currently monitored.

### **Proposed Mitigating Actions:**

Alternative facilities are available at Community facilities within the local area. These facilities will be highlighted on the DCC website. Leisure and Culture Dundee will be consulted concerning the possible impact of the closures.

## **C. Environmental Impacts**

### **Climate Change**

**Mitigating greenhouse gases:** No Impact

**Adapting to the effects of climate change:** No Impact

### **Resource Use**

**Energy efficiency and consumption:** No Impact

**Prevention, reduction, re-use, recovery or recycling waste:** No Impact

**Sustainable Procurement:** No Impact

### **Transport**

**Accessible transport provision:** No Impact

**Sustainable modes of transport:** No Impact

### **Natural Environment**

**Air, land and water quality:** No Impact

**Biodiversity:** No Impact

**Open and green spaces:** No Impact

### **Built Environment**

**Built Heritage:** No Impact

**Housing:** No Impact

### **Is the proposal subject to Strategic Environmental Assessment**

No further action is required as it does not qualify as a Plan, Programme or Strategy as defined by the Environment Assessment (Scotland) Act 2005.

### **Proposed Mitigating Actions:**

N/A

### **Environmental Implications:**

N/A

## **D. Corporate Risk Impacts**

### **Corporate Risk Implications:**

The risk implications associated with the subject matter of this report are 'business as normal' risks. The subject matter is routine and has happened many times before without significant loss. There is comfort that the risks inherent within the activity are either transferred to another party, shared equally and fairly between the Council and another party or are negligible.

**Corporate Risk Mitigating Actions:** N/A