

**REPORT TO: ENVIRONMENTAL SERVICES AND SUSTAINABILITY COMMITTEE -  
21 NOVEMBER 2005**

**REPORT ON: PROCUREMENT OF AUTOMATIC PUBLIC CONVENIENCES**

**REPORT BY: HEAD OF WASTE MANAGEMENT**

**REPORT NO: 708 - 2005**

## **1.0 PURPOSE OF REPORT**

1.1 To report upon the tender prices received for the procurement and installation of two (2) Automatic Public Conveniences.

## **2.0 RECOMMENDATIONS**

2.1 That the offer from J C Decaux be accepted for the supply, through rental, of two Automatic Public Conveniences over a 20 year lease period, at a cost of £17,236.17 per unit per annum (subject to annual inflation).

## **3.0 FINANCIAL IMPLICATIONS**

3.1 The rental and maintenance contract for each unit is currently £17,236.17 per unit per annum based upon a 20 year rental period. This will be subject to an annual inflationary increase. Provision has been made to meet these costs from within the Waste Management Department's Revenue Budget.

3.2 Installation costs will be dependant on the availability of services etc, but JC Decaux has agreed to absorb costs up to a maximum of £12,000 per unit. Any additional costs will be met from within the Waste Management Departments Capital Budget.

## **4.0 LOCAL AGENDA 21 IMPLICATIONS**

4.1 Provision of toilets in the areas of Dundee City Centre and High St, Lochee will extend access to this council service and protect health by creating a safe, clean, pleasant environment.

## **5.0 EQUAL OPPORTUNITIES IMPLICATIONS**

5.1 The units supplied by JC Decaux are wheelchair accessible and comply fully with the Disability Discrimination Act.

## **6.0 BACKGROUND**

6.1 Automatic Public Conveniences (APCs) are a modern product that both extend and improve the toilet services provided by the department. Unmanned, self cleaning and offering 24 hour, 365 day per year availability, APCs provide a service to areas where a specific need has been identified in a cost effective manner.

6.2 As stated in Report No. 470-2005 approved by the Licensing Committee on 18 October 2005, and Report No. 513-2005 approved by the Environmental Services and Sustainability Committee on 22 August 2005, two sites have been identified within the city for the provision of APCs. These sites are in North Lindsay Street and Lochee High Street.

- 6.3 Tenders were invited from two leading companies, J C Decaux UK and Heathmatic Ltd for the supply of two units. The specification provided stipulated a standard for the equipment and a range of leasing payment periods and methods. The synopsis of results is detailed below.
- 6.4 The product specifications have been evaluated in terms of product design and quality, and where possible site visits have been made to inspect the equipment on location. The unit offered by J C Decaux was a brand new model with state of the art fixtures and fittings and a very attractive appearance. The unit offered by Heathmatic was perfectly functional, but had a more dated appearance.
- 6.5 When assessing the tenders, special attention was given to wheelchair accessibility and compliance with existing and potential legislation. The Heathmatic unit WC basin is only accessible from one side. This means that an individual who is weak down one side, for example a stroke victim, would have great difficulty using the WC without assistance. There was also a concern that future changes to existing legislation may make this design illegal, and discussions with the manufacturer gave the impression that this would not be an easy matter to resolve.
- 6.6 The companies' cleaning and maintenance systems were also reviewed, and it was felt that JC Decaux offered a superior level of service in this respect. J C Decaux currently provides the existing unit in Dundee located on the Hilltown. The Department is very satisfied with the performance of this unit and the response times of the company and staff to any problems encountered.
- 6.7 After careful consideration a decision was made in favour of the bid from J C Decaux.

## 7.0 CONSULTATION

The Chief Executive  
Depute Chief Executive (Finance)  
Depute Chief Executive (Support Services)

## 8.0 BACKGROUND PAPERS

- 8.1 None

Jim Laing, Head of Waste Management

Date: November 2005.

### The Synopsis of Tender for the Provision of Automatic Public Conveniences.

Company	10 yr Lease /unit	15 yr Lease /unit	20 yr Lease/unit	Installation Cost
J C Decaux UK., 459 Hillington Rd., Glasgow, G52 4BL	£23,476.49 pa  API is by RPI 192.6 (Aug)	£21,495.79 pa  API is by RPI 192.6 (Aug)	£17,236.17 pa  API is by RPI 192.6 (Aug)	Will be met by the contractor up to a maximum of £12,000 per unit.
Healthmatic Ltd, Redman Rd., Porte Marsh Ind Est., Calne, Wilts SN 11 9PR	£17,600.00 pa  API is GDP deflator Index+1%	£16,300.00 pa  API is GDP deflator Index+1%	£15,900.00 pa  API is GDP deflator Index+1%	£10200* and £12700**
Additional Information.	All bids exclude service supply charges.	All bids include maintenance and cleaning contract.	API means Annual Price Increase	* North Lindsay St ** Lochee High St