

Agenda Item 8

Parish Council Ownership of the Fleece Toilets

Progress since the Initial Questions at the AGM in May:

Due to the urgency of the Councils response to Pendle Borough Council because of the tendered bid sales process being undertaken by Pendle Borough Council the matter of the Fleece Toilets was discussed at the June GP Meeting and the majority of the council were minded to take on the future running of the toilets if the Executive at Pendle were minded to devolve the service and freehold to Barrowford Parish Council.

Resolution needed at the June Council Meeting:

The Council needs to resolve to take over the freehold and future running and maintenance costs if the Executive at Pendle Borough council are minded to approve the transfer.

Potential Cost Implications and Other Matters:

At the GP Meeting the Clerk submitted a report regarding estimated annual running costs based on the projections for 2013-14 the last year the toilets were in operation supplied by Mr. Mousdale. At the meeting Cllr. Crossley presented a table of figures significantly lower than the ones furnished by Mr. Mousdale.

It must be stressed that both these tables of figures were only estimates based on the division of the estimated costs expected divided by the number of conveniences within the borough. These figures are merely a guide but do not accurately reflect the true cost of running a single standalone public convenience. The cleaning rate, opening and closing costs will be higher for a single unit than for one included in a contract for numerous units.

Bearing this in mind the Clerk has done further research on some of the elements within his original cost estimate including rates but a true cost figure for future years cannot be calculated until certain key questions are answered regarding the future long term operation.

1. Does the Parish Council wish to charge for the use of these conveniences?
2. How will this be funded?
3. Will the toilets be locked at night until coin operation mechanisms are introduced?
4. Who will lock and unlock the toilets during this period?

These are separate issues that will need resolving prior to any reopening but are not insurmountable given a little thought.

Updated Costings for 2015-16:

The Clerk has spoken to Treasury Services at Pendle and the rates payable on the building for 2015-16 is £890.00 and may be subject to small business rate relief but could also be subject to discretionary relief for charities and community buildings. In either case it is likely that rates will either be significantly reduced or nil. A token figure of £200.00 for rates has been included in the estimated costs for 2015-16 (Table 2).

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A sum of £1500 has been included into this year's (table 2) figures to cover any potential repairs/refurbishments needed prior to the opening.

Table 1

Inspection and cleaning based on 5 visits per week @ £12 per visit	£3120.00
Cleaning materials, toilet rolls, hand wash etc. @ £20 per week	£1040.00
Electricity allowing for a 10% increase over the previous two years	£495.00
Water and sewage chares allowing for a 10% increase	£1177.00
Rates	£890.00
Insurance	£200.00
Contingency	£400.00
Annual total cost	£7322.00

These costings reflect the whole year and include the business rates. Assuming the transfer if approved by Pendle would possibly not be completed before August the financial running costs for 2015-16 would be significantly reduced, and if an opening date of the 1st September was achievable the projected costs for 2015-16 are highlighted in Table 2

Table 2

Inspection and cleaning based on 5 visits per week @ £12 per visit	£1820.00
Cleaning materials, toilet rolls, hand wash etc @£20 per week	£607.00
Electricity allowing for a 10% increase over the previous two years	£289.00
Water and sewage chares allowing for a 10% increase	£687.00
Rates	£200.00
Insurance	£117.00
Contingency	£234.00
Initial Repair and Opening Costs	£1500.00
Projected total cost for 2015-16	£5454.00

Available Funding within the 2015-16 Budget:

The £5454.00 needed can be found with the existing budget and could be funded as shown in Table 3.

Table 3

Underspend from last year's budget returned to the reserves.	2500.00
Amalgamating Asbestos Removal/Tree Survey and reducing by 50%	1000.00
Reduction in wages budget to partially cover cleaning costs.	1500.00
Contingency	454.00
Projected Funding for 2015-16	£5454.00

Implications to 2015-16 Budget and the Councils Reserves:

These unbudgeted costs would have little impact on the overall budget for 2015-16 and it is feasible given some outstanding income that the council's reserve's figure of £25,000 will be carried forward into 2016-17 unaltered.