



# HASLEMERE TOWN COUNCIL

## **Lion Green Public Toilets – Tender Process**

### **Background:**

In September 2021 Council approved in principle the installation of public toilets at Lion Green. In January 2022 a sum of £150, 000 was agreed to be financed partly from CiL and partly from PWLB loan. This document sets out the process that must now be followed in order to take the project forward.

### **Tender Process**

The proposed specification is attached below. It is important to note that we want an off the shelf design to keep costs down, and that we want the supplier to run the planning process.

### **RECOMMENDED:**

That the specification attached at Appendix 1 to this document is agreed.

That the Amenities committee will run the tender process in accordance with the Council's tender process and has delegated authority to select the supplier.

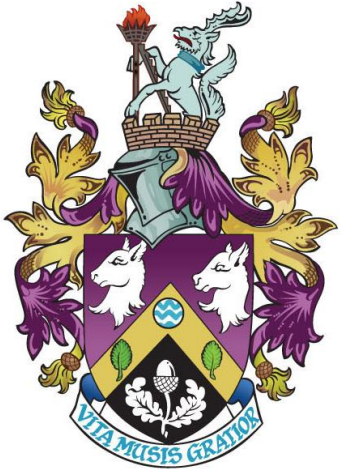
That, once costs are known, the Town Clerk is authorised to start the application process for a PWLB loan, to borrow the difference between the allocated CiL funds and the actual cost of the project. In the meantime the Clerk is authorised to use Council reserves as necessary to prevent the project stalling until the loan is approved.

That once the contract has been let Cllrs Dear, Nicholson and the Town Clerk are delegated to oversee the installation, including delegated authority to make small changes to the specification and agree increase to the budget, not to exceed £5,000.

### **Risks and considerations:**

1. The project overruns - mitigated by having a tight design scope and delegated day-to-day authority to control what is done.
2. PWLB turn down our request for a loan and we end up with depleted reserves - I have never heard of a loan being rejected if the application has been correctly completed, and early community engagement should mitigate any other risk.
3. The land is a registered village green, our building on it could be challenged in court. We have taken legal advice and we could robustly defend our position as that part of the green is never used for recreation. The community engagement for the PWLB should also help show it's popular if this were to arise.

**RECOMMENDED:** That Council acknowledges the risks and considerations set out above and agrees to continue with the project.



# Haslemere Town Council 2022/2023 Public toilet project Lion Green.

- 1 - Background and Location.
- 2 – HTC Requirements.
- 3 – Draft Utility searches report Electric, Telecoms
- 4 – Draft Utility search report Water and sewage.
- 5 – Environmental considerations

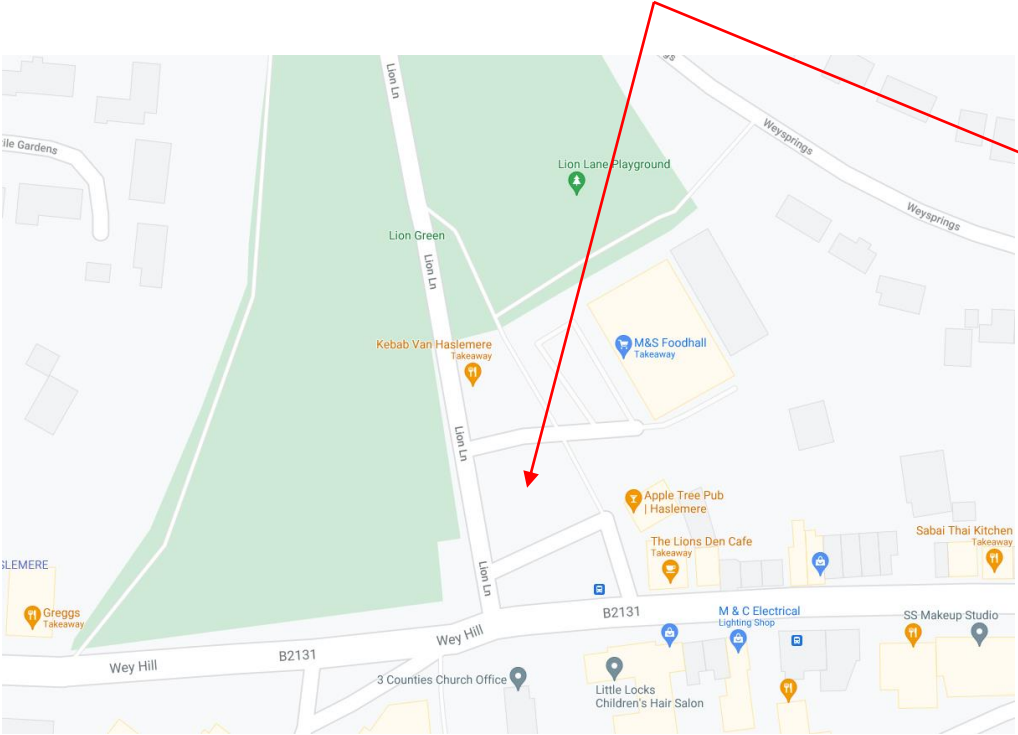
# Public Toilets Lion Green

## Background:

Lion Green is situated in Haslemere and owned/run by Haslemere Town Council (HTC). The Green accommodates a playground, and fun fairs and festivals in season. The requirement for public toilets has been discussed and approved by the Council in principle and budget allocated. There has been the need to rent toilets for certain events and this will ensure HTC has its own facilities for future activities.

## Location:

The toilets are to be sited on the area shown below next to M&S which has the added benefit of being adjacent the small road, for a dropped curb wheelchair access (road in front of Apple Tree pub). This location has been approved in principle by the Council. A perimeter footpath to the building is to be provided and footpath direct to the Lion Lane existing pavement.



HTC Requirements:

2 unisex toilets + 1 unisex disabled/wheel chair access/Baby changing facility.

All units to be self-contained.

Doors will lock and open automatically, with panic override and fail safe facility

Modern design, in keeping with surroundings.

Small store room required in addition.

Low operating overheads.

Environmentally friendly.

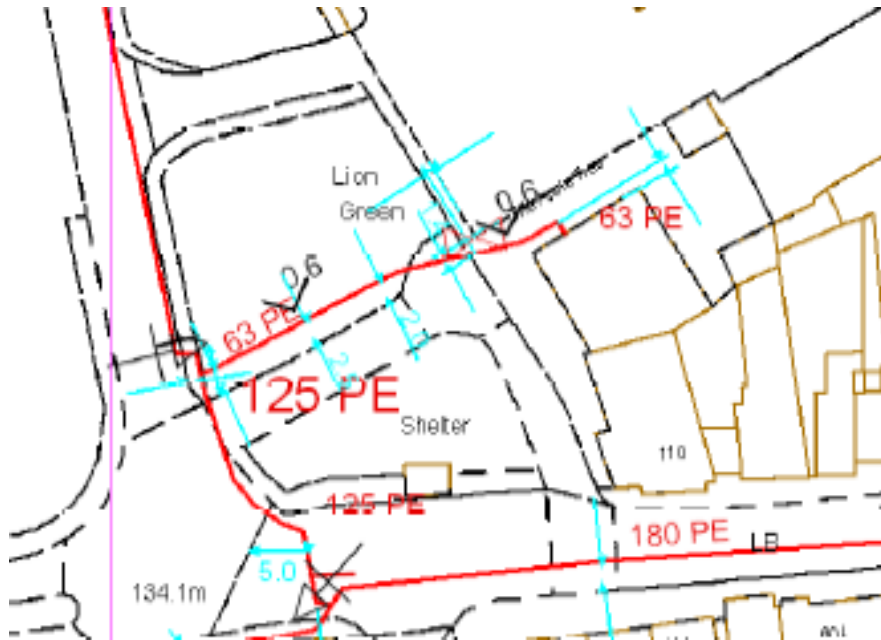
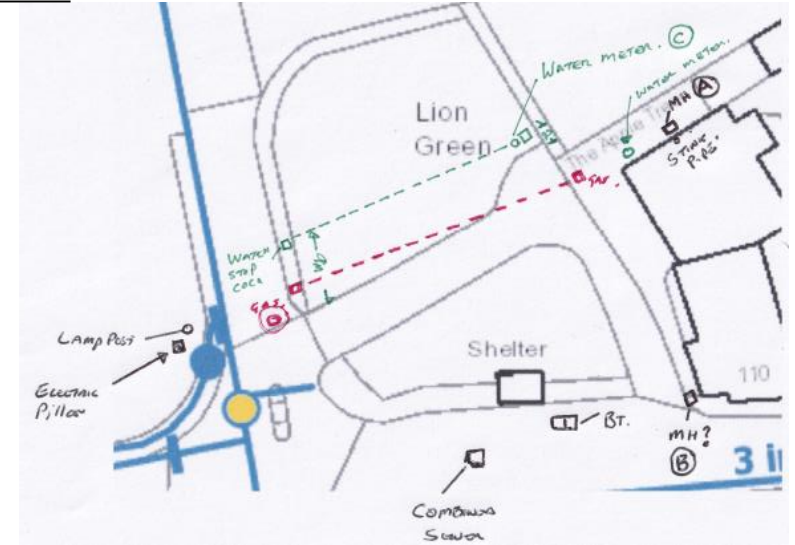
Preference for off-site fabrication and delivered to site.

All groundworks should be included in the quote, plus a manhole into which hired event toilets can discharge when required.

Utility search report Gas TO BE VERIFIED BY CONTRACTOR:

Gas mains are shown in this area, these will have to be avoided. This confirms the location of the toilets being more central to the green area.

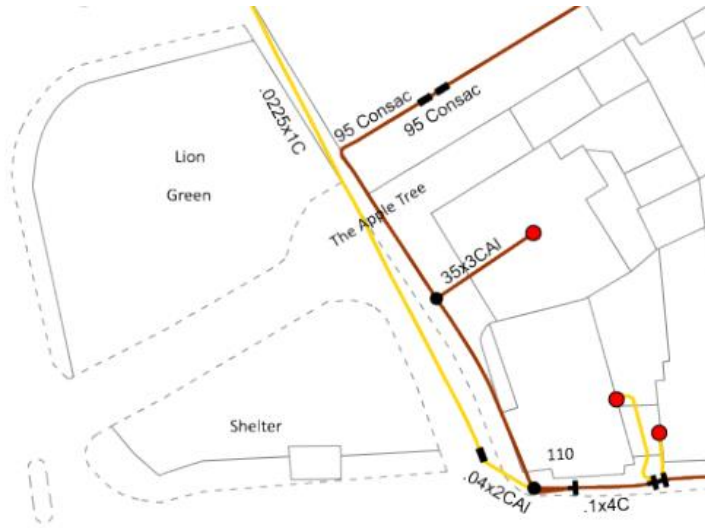
Utilities search TO BE VERIFIED BY CONTRACTOR



Map Symbols									
VALVE OPEN	VALVE CLOSED	GOVERNOR	END CLOSURE	SYPHON	REDUCER	TEE			
TEST POINT	CATHODIC PROTECTION	GENERAL REFERENCE	FLOW MEASURE	DIP POINT	MONO ETHYLENE GLYCOL	OILING POINT			
FLOW STOP	PRESSURE MEASUREMENT	STAND PIPE	OFFICIAL MINISTRY RECORD	PURGE POINT	GAS CONDITIONER	DRAIN POINT			
SKETCH BUBBLE	DEPTH OF COVER	METER	MATERIAL CHANGE	LP MAINS	MP MAINS	IP MAINS	LHP MAINS	HISTORY DATA	
PIG TRAP	CROSSOVER CONNECTION	CHANGE OF DIAMETER	PIPE JOINT	SSSI	GTs	CONTACT ZONE	LTS		



Utility search report Electric TO BE VERIFIED BY CONTRACTOR:  
 Low voltage and service mains close for connection.



- Legend**
- Service Cable
  - LV Mains
  - 2 – 3.3kV
  - 6.6kV
  - 11kV
  - 22kV
  - 33kV
  - 66kV
  - 132kV
  - 275kV
  - 400kV
  - Fibre Optic
  - Pliot Cable

- Distribution Structures [Electric]**
- Pole, Existing Location
  - Pole Structure, Existing Location - Single
  - Pole Structure, Existing Location - H
  - Duct Route
  - Cross Section Route

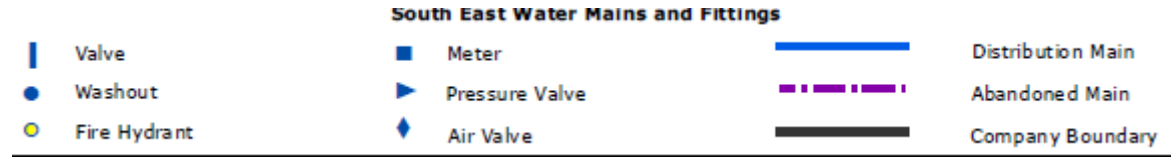
Utility search report Telecoms TO BE VERIFIED BY CONTRACTOR:  
 Should cause no impact to installation.



KEY TO BT SYMBOLS		Change Of State	+	Hatchings	
	<i>Planned</i>	<i>Live</i>	×	Built	
PCP			▲	Planned	
Pole			■	Inferred	
Box			Ⓚ	Duct	
Manhole			Other proposed plant is shown using dashed lines. BT Symbols not listed above may be disregarded. Existing BT Plant may not be recorded. Information valid at time of preparation. Maps are only valid for 90 days after the date of publication.		
Cabinet					

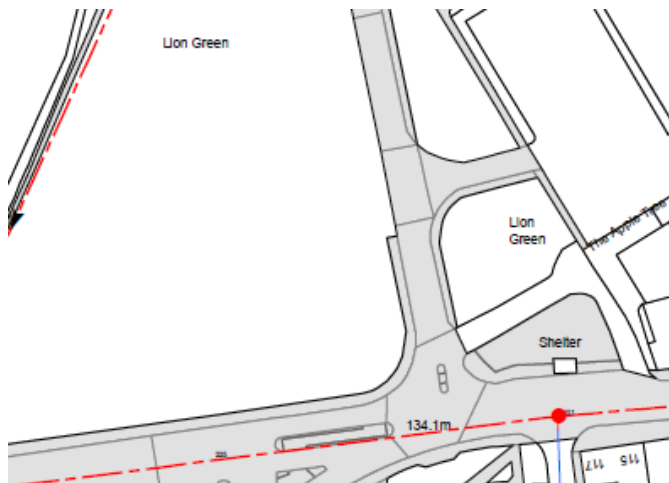
Utility search report Water TO BE VERIFIED BY CONTRACTOR:

Close to mains – Need for road closure to be considered and priced in if necessary.

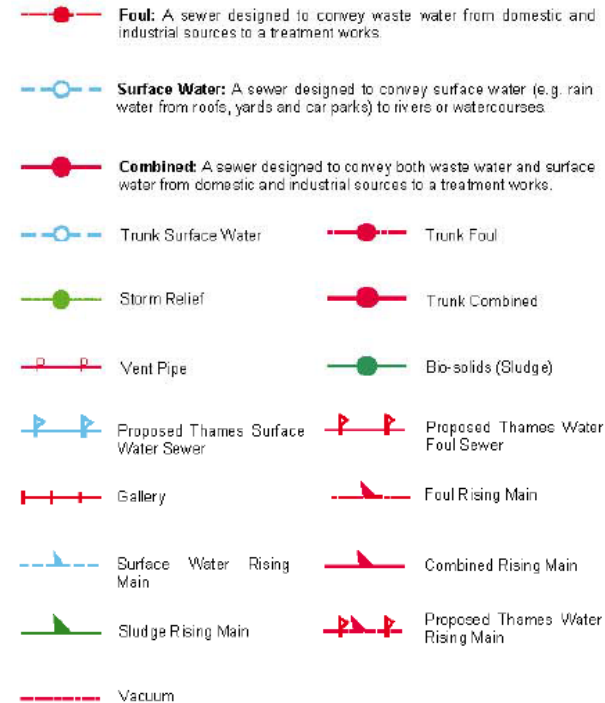


Utility search report Sewage TO BE VERIFIED BY CONTRACTOR:

Need for road closure to be considered and priced in if necessary.



**Public Sewer Types** (Operated & Maintained by Thames Water)



### Climate Emergency and the toilets:

Haslemere Town Council requires that the environment and sustainability are core to the design of the toilet. They go hand in hand with efficiency and lower operational costs and therefore are vitally important to the initial design.

The measures it wishes to see considered would take include:

- 1) The toilet is powered down when not in use and only turns on lights, ventilation and hot water systems when the user enters the toilet. Automatic switch off when the user exits.
- 2) The use of eco-friendly hand washer driers in all toilets. Preferably:
  - Less than 0.3 litres of water is dispensed per cycle
  - Less than 0.02 KWh consumed per operation
  - Instant water heater, not tanked.
- 3) Photo-voltaic panels to the roof to power under-floor heating of cubicles
- 4) A controllable flushing system, preference for use at c.6 litres / flush.
- 5) Lighting to be LED lights, preferably PIR triggered per cubicle when occupied.
- 7) Water heater in service room for cleaner 3kw – only operational when required.
- 9) Exterior LED downlighters switched by dawn to dusk sensor.