

<p style="text-align: center;">London Borough of Hammersmith & Fulham</p> <p style="text-align: center;">CABINET MEMBER DECISION</p> <p style="text-align: center;">June 2016</p>	
<p>BISHOPS PARK PUBLIC TOILET IMPROVEMENTS</p>	
<p>Report of the Cabinet Member for Environment, Transport & Residents Services</p>	
<p>Open Report</p>	
<p>Classification - For Decision Key Decision: No</p>	
<p>Wards Affected: Palace Riverside</p>	
<p>Accountable Director: Dave Page - Bi-Borough Director for Safer Neighbourhoods</p>	
<p>Report Author: Jeremy Plester – Senior Project Manager (Leisure Services)</p>	<p>Contact Details: Tel: 020 7938 8175 E-mail: Jeremy.plester@rbkc.gov.uk</p>

AUTHORISED BY:

The Cabinet Member has signed this report.

DATE: 24 June 2016..

1. EXECUTIVE SUMMARY

- 1.1. We are seeking your permission to award the contract for planned improvement works to the public toilets in Bishops Park. Amey Community Services Limited (Amey) are delivering this project on behalf of the borough in line with the provisions made in the Total Facilities Management (TFM) contract.

2. RECOMMENDATIONS

- 2.1. That Amey be instructed to carry out these works. It is also recommended that a 10% contingency sum be added, as investigations of the existing concealed services could not be comprehensive.

The total cost of this project is as follows:

Project Cost	£57,530.55
Contingency of 10%	£5,753.06
Project Total	£63,283.61

3. REASONS FOR DECISION

- 3.1. The purpose of this report is to outline the process taken to deliver this project and to seek permission to award the works contract in line with the boroughs governance processes.

4. INTRODUCTION AND BACKGROUND

- 4.1. Bishops Park is an extremely popular, high profile, and busy open space. The public toilets in Bishops Park are currently in a poor state of repair and in need of significant improvement works. There are currently serious problems with the drains to the facility and as a result the toilets are regularly closed to the public. Internally the facilities are old, worn, and tired, and in much need of general refurbishment improvements and a deep clean.
- 4.2. The TFM contract the borough holds with Amey includes provision for management and delivery of capital construction and refurbishment projects to the borough's building stock. This route takes advantage of Amey's building expertise and provides the borough with guarantees of ongoing support and maintenance, and "ownership" of the new works.

5. PROPOSAL AND ISSUES

- 5.1. The proposed works include:

- Repairs to the partially collapsed drains including below ground repairs, cleaning, de-scaling and inspection chamber cover replacement
- Replacement of missing roof tiles, improvements and repairs to gutters, windows, soffits and doors.
- Improvements to ceiling, lights, heating, pipe work, cubicles, wall tiles, and flooring
- Improvements to toilets, cisterns, sinks and all fittings and fixtures.

Temporary toilets will be provided nearby for the duration of the works so park users continue to have facilities available.

6. OPTIONS AND ANALYSIS OF OPTIONS

- 6.1. Do nothing. The toilets are in a poor state of repair and if left will soon be unfit for purpose. We do not recommend this option.
- 6.2. Removal of facilities. The public toilets could simply be closed and no replacement provided. This would prove extremely unpopular with park users however, particularly given the size and significance of the site. We do not recommend this option.
- 6.3. Refurbishment of existing facilities. This is our recommended option. It addresses the current issue and allows us to continue to offer adequate facilities to park users at this high profile site.

7. CONSULTATION

- 7.1. The works proposed are general refurbishments to an existing facility and therefore no public consultation has been carried out, however the Friends of Bishops Park are very supportive of the proposal. The Friends group and other key stakeholders will be kept informed of this work in a timely fashion.

8. EQUALITY IMPLICATIONS

- 8.1. The public toilets already include a disabled facility and this will be refurbished along with the other facilities as part of this project. There are no further equality implications.

9. LEGAL IMPLICATIONS

- 9.1. It is understood that the proposed works are covered under the existing contract between the Council and Amey Community Services Limited for the provision of Total Facilities Management Services. Accordingly the Director of Law endorses the recommendation.
- 9.2. Implication completed by: Kar-Yee Chan, Solicitor (Contracts), 020 8753 2772

10. FINANCIAL AND RESOURCES IMPLICATIONS

- 10.1. The Parks Capital Programme 2016/17 has a budget of £64,000 set aside for this project.
- 10.2. As the maintenance of the refurbished toilets is to be covered within the existing facilities management contract there are no associated revenue implications.

10.3. Implications verified/completed by: Danielle Wragg, Finance Manager, 020 8753 4287.

11. IMPLICATIONS FOR BUSINESS

11.1 There are no direct implications to businesses in the borough

12. COMMERCIAL AND PROCUREMENT IMPLICATIONS

12.1 There are no procurement related issues as the recommendations contained in this report relate to an order to be placed under the contract with the Amey Community Services Limited for the provision of Total Facilities Management Services

12.2 Implications completed by: Joanna Angelides, Procurement Consultant, Tel. No. 0208 753 2586

13. IT STRATEGY IMPLICATIONS

13.1 There are no relevant IT strategy implications

LOCAL GOVERNMENT ACT 2000
LIST OF BACKGROUND PAPERS USED IN PREPARING THIS REPORT

No.	Description of Background Papers	Name/Ext of holder of file/copy	Department/ Location
1.	None		