

Meeting: Cabinet **Date:** 23 February 2023

Wards affected: Brixham

Report Title: Brixham Changing Places

When does the decision need to be implemented? 14th March 2023

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1. Purpose of Report

- 1.1 The proposal is to install a Changing Places disabled toilet in the Brixham town centre carpark in place of the current derelict ticket office as part of the government funded Changing Places campaign.
- 1.2 The intended outcome of the project is to ensure that the residents of Brixham or those that wish to visit Brixham who have a profound disability have the toilet facilities necessary to support them and enables Brixham to be an inclusive environment for all. Currently Brixham does not have this type of facility and is not inclusive for those that require them.

2. Reason for Proposal and its benefits

- 2.1 The Equality Act 2010 includes a Public Sector Equality Duty (PSED), which requires public bodies to place equality at the heart of everything they do and extends the benefits across all protected characteristics. Under the general duty, all public authorities in the UK are required to actively promote disability and to take anticipatory measures to meet the reasonable needs of disabled people. This project will demonstrate that Torbay are committed to delivering this for the people of Brixham as we have done for those in Paignton.
- 2.2 The proposals in this report help will also help us to deliver the following Torbay Council aspirations and themes:

- 2.3 We want Torbay and its residents to thrive which includes the people of Brixham with profound disabilities who deserve to be able to access the town centre and their community without being hindered by the lack of appropriate toilet facilities.
- 2.4 There are over 250,000 potential Changing Places users in the UK. The campaign is supported by MDUK and once a unit is in place, they will identify Brixham as having these facilities, which will promote and allow further tourism to the Brixham area for those who depend on access to these facilities. This will support and aid in the delivery of the Councils aspiration to make Torbay to be the premier resort in the UK.
- 2.5 The addition of this facility will also make Brixham town centre and surrounding area more accessible and inclusive to residents and tourism which will support the local businesses and economy to thrive.

3. Recommendation(s) / Proposed Decision

- 3.1 That, subject to the Change request and associated funding from the Department for Housing and Levelling Up being agreed, the project for the delivery of the 1 Changing Places unit in Brixham town centre car park be approved; and
- 3.2 That the ongoing revenue maintenance and cleaning costs be added to the current council contract with Healthmatic.

Appendices

Appendix 1: Plan for Brixham Car Park Changing Places Installation

Appendix 2: Changing Places Fund Implementation Guidance updated V1

Background Documents

None pertinent to this report.

1. Introduction

- 1.1 A Changing Places toilet provides sanitary accommodation for people with multiple and complex disabilities who have one or two assistants with them. Without a suitable changing bench, many disabled people have to be laid on the floor to be changed. This is undignified, unhygienic and puts assistants at risk of injury. Changing Places toilets are designed for people who cannot use a standard accessible toilet and include enhanced adaptations and equipment to assist the user and their carers.
- 1.2 Within Torbay there is currently one Changing Places toilet which is located behind the Vue cinema on Paignton seafront. This was delivered and is currently maintained by Healthmatic, a leading delivery partner for these facilities associated with the Muscular Dystrophy UK (MDUK) and the government funded Changing Places campaign.
- 1.3 In March 2022 Torbay Council were successful in bidding for £180k of grant funding to support the installation of 2 Changing places units, one in Torquay around the Fleet Walk area and one in the Brixham town centre carpark.
- 1.4 Originally, of two proposed sites for Torbay we identified that the potential Torquay locations in Fleet walk or Palk Street were unviable due to the significant capital investment it would take to acquire a site suitable for a Changing Places unit, as site acquisition was not within the remit of the grant funding conditions.
- 1.5 We have therefore had to remove Torquay as a potential Changing Places site until we can identify and acquire an adequate space. A change request has been submitted to the government Delta site to reflect that we will not be proceeding with a Torquay location and will look to be proceeding with only the 1 changing places unit identified for the Brixham area.

2. Options under consideration

Proposed Location:

- 2.1 With the help of Healthmatic, we have assessed a location in Brixham town centre carpark as a potential site to install a changing places unit and have conducted feasibility studies on multiple locations within that carpark.
- 2.2 One option that was assessed was next to a current toilet block as it has the nearby utility and sewer connections which will be needed for any solution. However, this would have required us to expand the pavements to allow enough access around the unit, which would subsequently impact the flow of traffic in the carpark and reduce the loading space which was utilised by the adjacent Tesco store. Due to these considerations and the proximity to the main flow of traffic to potential users, it was decided to not proceed in this space.
- 2.3 Alternatively, we identified a derelict ticket office which was used for the previous multi storey car park which, when demolished, would provide a suitable space envelope, the required utility / sewerage connections, and is in close proximity to the current disabled parking spaces. With recommendations from Healthmatic and other key stakeholders, It has been decided by the project board to pursue this option.
- 2.4 The current issues which are being addressed with this particular space are the adjacent carpark ticket machines which would have to be relocated, and a CCTV hub which is currently located within the building we would have to demolish. We have engaged with CCTV and Parking services for the area and we would need to temporarily relocate the CCTV hub and ticket machine to allow demolition and installation of the new changing places unit.
- 2.5 We have considered that the area we are seeking to place the unit within the carpark could potentially be developed on in the future, however this is mitigated by the modular design of the unit, so if the need arose, we would have the option to relocate this unit to another appropriate location. We are also keeping this possibility in mind when looking at relocating the CCTV infrastructure within the current building, and are considering options on moving this equipment out of the carpark entirely to prevent the potential need for relocation in the future.
- 2.6 The benefit of utilising this site is that it replaces a so far unused and unattractive structure within the carpark, but also enables us to improve the access and paving areas around the unit and the adjacent disabled spaces which would have a positive impact to everyone using the disabled spaces, not just the changing places users. The access works fall within the grant conditions for ensuring adequate access to the unit, so these works are enabled as part of the Changing places grant funding.

3. Financial Opportunities and Implications

Capital Costs:

- 3.1 As previously stated we currently have £180k of government grant funding allocated to deliver 2 Changing places units, however a change request has been submitted to reduce this funding to £130K to enable the delivery of the 1 unit in Brixham. A breakdown of this funding is outlined below:
- Initially we will need to conduct more intrusive feasibility studies and surveys on the site prior to committing to this space which we will ask Healthmatic to carry out and will need advance funding of £5K (estimated) to progress the project further to enable the right approvals to proceed.
 - There is an estimated cost associated with the CCTV and ticket machine relocations in the region of £15,000 (£10K to move the CCTV and £5K for the ticket machines). These costs are still estimates which we are in the process of firming up with the CCTV supplier and parking services.
 - Healthmatic have produced indicative costs for their element of the delivery which equates to just under £90k which includes demolition, enabling works, modular unit construction (including fittings) and installation.
 - There is also an element of access works which would have to be conducted to ensure the level access to and around the unit is suitable for wheelchair users which has been provisionally estimated at around £20K until we can firm up the exact requirements for this.
- 3.2 The forecast spend profile is estimated to be:
- Q4 (22/23)
 - £5K - Feasibility studies and intrusive surveys
 - Q1&Q2 (23/34)
 - £15k - Relocation of adjacent equipment (CCTV / Ticket machines)
 - £90k - Ordering the unit and Healthmatic delivery (including demolition and installation)
 - Q3 (23/34)
 - £20k - Access works and finishes
- 3.3 The total costs as we expect it is estimated to be £130,000. These costs will be further defined within Q4 of 22/23 however engagement with the Department of Levelling Up Housing and Communities (DLUHC) has provided us with the assurances that as long as we can evidence reasonable costs, our section 151 officer will sign off on them and it sits

within the grant conditions, changes or increases to the funding to enable the delivery the scheme are likely to be approved.

Ongoing / Revenue costs:

- 3.4 Currently the ongoing maintenance and cleaning of the Changing Places toilet in Paignton is funded within our wider Torbay toilet repair and maintenance contract with Healthmatic. It is expected that the recurrent cost for this unit would be added to that contract value.
- 3.5 There is potential to mitigate this cost by exploring some efficiencies within the current Healthmatic contract which Swisco currently manage on behalf of Torbay Council.
- 3.6 This addition and/or any amendments to the contract would need to be agreed with Healthmatic and captured via a contract variation to the current Healthmatic contract (No: 6921).

4. Legal Implications

No known legal implications

5. Engagement and Consultation

- 5.1 The Director of Adult and Community Services will brief any additional councillors or members as required. Councillors Jackie Stockman and Mike Morey are fully engaged with the project and have conducted soft engagement with Brixham council around the project and the Director of Adult and Community Services has also formally reached out to Brixham Town Council to introduce and promote the project directly with them.
- 5.2 The governance for this project is maintained via a monthly project board which includes the following stakeholders to ensures areas of engagement are maintained throughout the project:
 - Director of Adult and Community Services
 - Director of Planning, Housing and Climate Emergency
 - 2 x Councillors for the Brixham area (Jackie Stockman & Mike Morey)
 - Head of ASC commissioning
 - ASC Project manager
 - Mencap representative
 - Carer representative from Hollacombe
 - TDA (Liam Montgomery & Paul Palmer)
- 5.3 We have also actively engaged with the following stakeholders:

- Director from Healthmatic who has been leading the initial project proposals from Healthmatic and was involved in the previous unit in Paignton. We remain actively engaged with Healthmatic and will be assigned project resource once a contract is agreed and signed.
- We have engaged with DLUHC to ensure we are compliant with the grant conditions and provide project updates and reports on a quarterly basis via the government Delta system. This is also the contact to request drawdowns of the approved grant funding.
- MDUK have been involved with input into the design and layout of the unit and once the unit is installed, we will register this with MDUK so they can promote it on their site. MDUK will also want to be actively engaged in any communications and promotion of the site and will support in any opening event.
- Parking services have been consulted around the impacts that this unit will have to the normal car park operation and the relocation of the adjacent ticket machines. It was agreed that the design proposals would have minimum impact to the normal operation during the off peak months and the ticket machines could be removed relatively easily.
- The CCTV department have also been consulted regarding the CCTV hub of equipment within the current building and have enabled us to open up discussions with the equipment provider Openview. We will continue to work with both of these stakeholders to find an adequate solution which ensures operability of the CCTV feeds throughout Brixham.

6. Purchasing or Hiring of Goods and/or Services

- 6.1 Healthmatic are a leading delivery partner for the Changing Places Campaign who work closely with MDUK on delivering these units across the country and were responsible for delivering the current facility in Paignton as well as holding the current cleaning and maintenance contract for all of Torbay's toilets. On this basis the intention is to procure the main unit (including the integral equipment), the site preparation and installation from Healthmatic who have quoted £95k capital costs and £9.3k annual recurring costs.
- 6.2 We will require OpenView, the providers of the CCTV equipment to relocate the CCTV hub to a temporary or alternative permanent location, and it is estimated that these works could cost £10k.
- 6.3 There will be some works to ensure level access to the unit which we have estimated to cost in the region of £20k. We have not yet identified a contractor for this work but are seeking assistance from TDA and Torbay Council procurement to acquire.

7. Tackling Climate Change

7.1 No direct impact to climate change.

8. Associated Risks

8.1 There is a risk that this unit will have to be relocated in the future should we wish to develop the carpark. This is mitigated by the unit being a modular construction, so we would have the option to move the unit to an alternative location. We have also taken this into consideration around the relocation of the CCTV equipment and are assessing options around moving this out the carpark entirely dependant on costs and agreement from the relevant stakeholders.

9. Equality Impacts - Identify the potential positive and negative impacts on specific groups

	Positive Impact	Negative Impact & Mitigating Actions	Neutral Impact
Older or younger people			X
People with caring Responsibilities	X		
People with a disability	X		
Women or men			X
People who are black or from a minority ethnic background (BME) (Please note Gypsies / Roma are within this community)			X
Religion or belief (including lack of belief)			X
People who are lesbian, gay or bisexual			X

People who are transgendered			X
People who are in a marriage or civil partnership			X
Women who are pregnant / on maternity leave			X
Socio-economic impacts (Including impact on child poverty issues and deprivation)			X
Public Health impacts (How will your proposal impact on the general health of the population of Torbay)	X		

10. Cumulative Council Impact

10.1 No known negative council impacts

11. Cumulative Community Impacts

11.1 No know negative community impacts