

<b>Agenda Item</b>	<b>8</b>
<b>Report No</b>	<b>NC/18/24</b>

# The Highland Council

**Committee:** Nairnshire Committee

**Date:** 4 November 2024

**Report Title:** Nairn Public Conveniences Update – Harbour Street Toilets and Nairn Links Toilets

**Report By:** Assistant Chief Executive – Place

## 1. Purpose/Executive Summary

- 1.1 Following discussion and the brief for the feasibility study presented at the Nairnshire Area Committee (NAC) on 15 November 2022 in respect of potential future use and potential operating models at the former Harbour Street public toilet site. The feasibility study with options and recommendations, is presented within this report.
- 1.2 The report also seeks to provide update and options for the Nairn Links Toilets to be upgraded to benefit the offering at the Nairn Links area.
- 1.3 The Nairn Common Good Fund Engagement Group has been consulted and their views have helped shape the recommendations.

## 2. Recommendations

- 2.1 Members are asked to:

In respect of **Harbour Street Toilets**

- i. **Note** the findings of the Harbour Street Feasibility Study
- ii. **Agree** next steps outlined in section 10.1 and proceed with options 3 & 4

In respect of the **Nairn Links Toilets**

- iii. **Note** the findings of the Nairn Links Toilets
- iv. **Agree** next steps outlined in section 10.2 and proceed with option 2

In respect of the **CRF Funding**

- v. **Agree** The previous ringfenced monies from the CRF to be reallocated for other capital projects.

## 3. Implications

- 3.1 Resource - The Harbour Street and Nairn Links Toilet sites are on the Common Good land and therefore any additional costs associated with these projects will have an

implication on the Nairn Common Good Fund. Any changes with additional cost being incurred will need to be assessed and agreed as part of future budget setting as there will be a need to confirm if the NCGF can sustain the running costs incurred moving forward.

- 3.2 Legal – Common Good Fund implications in respect of any change of use at the site will be confirmed once agreements from Members are confirmed regarding how to progress to ensure appropriate governance is followed.
- 3.4 Risk – while income generation options have been presented within the feasibility study, the operating models presented are subject to further agreement with an external body
- 3.5 Health and Safety (risks arising from changes to plant, equipment, process, or people) – any changes will improve the facilities but not change how health and safety is managed. The works will seek to improve accessibility for its users and address current inequalities on site.
- 3.6 Gaelic – There are no Gaelic implications arising from this report.

#### **4. Impacts**

- 4.1 In Highland, all policies, strategies or service changes are subject to an integrated screening for impact for Equalities, Poverty and Human Rights, Children’s Rights and Wellbeing, Climate Change, Islands and Mainland Rural Communities, and Data Protection. Where identified as required, a full impact assessment will be undertaken.
- 4.2 Considering impacts is a core part of the decision-making process and needs to inform the decision-making process. When taking any decision, Members must give due regard to the findings of any assessment.
- 4.3 This is an update report and therefore an impact assessment is not required.

#### **5. Background**

- 5.1 **Harbour Street Toilets** - The aim is to explore options for the refurbishment of the existing public toilet provision. A feasibility study had been progressed for the Harbour Street Toilets as agreed at NAC on 15 November 2022. This feasibility was to explore options to upgrade and improve the facility. This was in the form of a refurbishment or new build facility. In addition, an area of Common Good land adjacent to the River Nairn and to the north of the public toilet site was appraised in terms of its potential for a Pop-Up Catering Facility, the rental income of which could be used to fund the operating costs of the public toilets. The new build option for the public toilets to also incorporate motorhome waste disposal facilities on a minimal but full cost recovery basis. Mitigation options to also be investigated in terms of the prevention of crime and community safety at the public toilet site and include a contactless card fee paying entry system.
- 5.2 The current Harbour Street Toilets are closed, and any works approved will ensure they are open again for public use to enhance the offering within the harbour area. The Toilet block is registered as an asset on the Common Good Register for Nairn.

5.3 **Nairn Links Toilets** - Another toilet block to be considered for possible refurbishment is the Nairn Links Toilets. Previously costs were provided for a refurbishment of the current toilet and were to include external showers. The plans showed just an upgrade to the current facility not physical changes to the space. This was carried out in 2021 but was not progressed. The links toilets are situated on common good land and currently managed by the Amenities team.

## 6. Toilet Proposals

6.1 **Harbour Street** - The feasibility study that was commissioned looked at two options to improve the current toilet block. The study also included for the former car wash area adjacent to the River Nairn and to the north of the toilet block for an option for a pop-up catering unit.

### 6.2 **Option 1 – Upgrade of Existing Public Toilets**

This option looks to re-furbish the existing public toilets, re-configuring the layout to form an accessible wheelchair access toilet and two wc's in each of the Ladies and Gents facilities. The external rendered blockwork screen wall is removed to enhance visibility around the Public Toilets, thus improving security and safety.

### **Option 2 – New Public Toilets & Campervan Waste Facility**

This option looks to construct new-build public toilets on the site of the existing public toilets (to utilise existing services) with access via a contactless card fee paying door entry system. The form of the building reflects the single storey, pitched roof houses of Fishertown. The floor layout includes a wheelchair accessible toilet, 2 unisex wc's, 1 wc with baby change facility, a cleaner's store with Belfast sink and a campervan waste disposal facility. Materials proposed are with a view to minimising future maintenance requirements: brick walls, zinc roof cladding, resin floors.

### **Additional development works**

#### **Serviced Site for Pop-Up Catering Facility**

An area of Common Good land adjacent to the River Nairn and to the north of the public toilet site is explored in terms of its potential for a Pop-Up Catering Facility, the rental income of which will be used to fund the operating costs of the public toilets.

### 6.3 **Expected High Level Benefit**

- Newly refurbished toilets which enhance the amenity offering within the Nairn harbour Area and bringing a Nairn Common Good asset in to use.
- Potential business unit to allow businesses to set up and thrive within the Nairn Area.
- Generation of income to the Nairn Common Good Fund NCGF – rent from the pop-up catering unit could generate an estimated £6k in rental income.

### 6.4 **Risk Assessment**

The following has been confirmed or to be confirmed.

- Costs for the build are purely estimated for the purposes of the feasibility study and will require to be reviewed through any tender process.

- Rent proposed is high level assessment and would need to be negotiated.
- Pop up catering facility may only be a seasonal vendor.
- A full funding package is still required to be confirmed to carry out the full project.
- The Common Good Fund amount that is required for this project is still to be fully confirmed.
- Consultation period for Common Good will be required.
- The site for the pop-up catering will need to go through Common Good Consultation process as a change of use

## 6.5 Nairn Links Toilets

The option looks to refurbish the existing public toilets. No major physical changes are proposed to the main men's and women's toilet areas. The current accessible toilet is deemed to not be suitable as a fully accessible toilet, so the plan shows an extension which would create a wheelchair accessible toilet. The plan also shows the former disabled toilet being utilised as a shower/changing space. The works also seek to install external showers as part of the block.

A proposal for the basic refurbishment was looked at in 2021. The plan did not allow for any significant structural changes and was like for like replacement of current equipment.

## 6.6 Expected High Level Benefit

- Newly refurbished toilets which enhance the amenity offering within the Nairn Links Area.
- External showers which will be welcomed by the water sports users but also as a washing facility for public to use while using beach area.
- Internal changing space for links and beach users will allow a safe space for preparing for activities.
- Accessible toilet available at the links will support inequalities while using that links space

## Risk Assessment

6.7 The following has been confirmed or to be confirmed.

- Costs for the proposed building works are still to be confirmed
- A full funding package is still required to be confirmed to carry out the full project.
- Costs provided are from 2021 basic refurbishment and will require a full revision based on the plan agreed.

## 7.0

### 7.1 Proposed Costs

#### Harbour Street Toilets

##### Option 1

##### Proposed Upgrade of Existing Public Toilets

- £191,393

## Option 2

### New Public Toilets & Campervan Waste Facility

- £264,356

### Additional development works

### Serviced Site for Pop-Up Catering Facility

- £171,563 **Full Funding to be secured.**

7.2

## Nairn Links Toilets

### Option 1

#### Proposed Upgrade of Existing Public Toilets

- 2021 Total cost £ 72,000
- Revised costs (indicative to reflect price increases) £110,000
  - Note that proposed works are comparable to recent Whin Park upgrade where costs were £110k to improve current facility.

### Option 2

#### Revised option incorporating accessible toilet extension

- Estimated costs to be around £170,000 (subject to full costing exercise)
- Funding Package to be confirmed

8.0

## Common Good Engagement Group Comments

8.1

The Nairn Common Good Engagement group met on 3 October 2024. This is a group which includes members from associated groups in Nairn with interest in the common good fund such as CG property tenants, Nairn Business district rep, Community Groups and Community Councils.

A discussion was held with regards to the current provision working through the options of the provision at Harbour Street but also the Links toilet area.

Main points for members consideration are as follows

- Preference is to explore the options at the Nairn Links Toilets
- THC to look at a full Links Toilet which includes all functions required at the Nairn Links including fully accessible toilet, showers, changing area, modernised toilet space.
- Pause any alterations to the Harbour Street Toilets
- Consider a seasonal option for temporary toilet to be sited at the former Car wash site on Harbour Street.

9.0

## Funding

9.1

Previously agreed was as follows for use against the redevelopment of the Harbour Street Toilets

Grant Street Yard Capital receipt - previously agreed to be ringfenced at NAC on 7 August 2023 through private paper

Ring Fenced CRF monies - £ 57,748.71 Note that this monies still requires a full application and is to be spent by end of March 2025

10.0

## **Options**

Based on the works proposed within this report, the options are as follows

10.1

### **Harbour Street**

1. Do Nothing – no works to be progressed
2. Progress with finding funding options for the redevelopment of the Harbour Street Toilet site.
3. Harbour Street Toilets to remain closed with the option to review and market the current building for sale resulting in a capital receipt and,
4. Explore the possibility of siting a temporary toilet provision for seasonal use at the harbour street toilets, subject to any consents required and fully costed exercise. The exercise will also include looking at all mechanisms for waste management, cleaning, security which will have to be considered as part of the options appraisal.

10.2

### **Links Toilets**

1. Do Nothing – no works to be progressed
2. Progress with the scoping of a design brief which can be used for full design feasibility study with costing for the redevelopment of the Links Toilets, this will include the options for a fully functional 'Changes Spaces' Toilet block

## **Funding**

For a full project to be carried out and completed funding sources will need confirmed and worked on in collaboration with community partners.

Due to the nature of progressing options for the Links Toilets and works required it would be prudent for the ringfenced CRF monies for Harbour Street Toilets to be agreed that is to be used with other identified projects which will come back to NAC by officers for January 2025 committee.

Designation: Assistant Chief Executive – Place

Date: 23<sup>rd</sup> October 2024

Author: Mark Greig

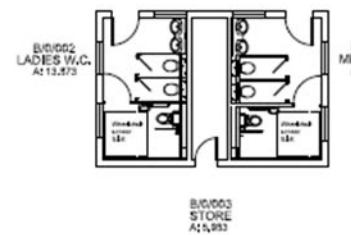
Appendices: Appendix 1 – Harbour Street Plans  
Appendix 2 – Links Toilet Plans

## Appendix 1

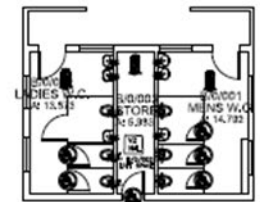
### Harbour Street Toilets plans

#### 4.2 Option 1: Proposed Upgrade of Existing Public Toilets

This option looks to re-furbish the existing public toilets, re-configuring the layout to form an accessible wheelchair access toilet and two wc's in each of the Ladies and Gents facilities. The external rendered blockwork screen wall is removed to enhance visibility around the Public Toilets, thus improving security and safety. Asbestos is currently present in the building (see Asbestos Register and Management Plan - in Appendix) and this should be removed prior to the commencement of any refurbishment works.



PLAN AS PROPOSED, Scale 1:50



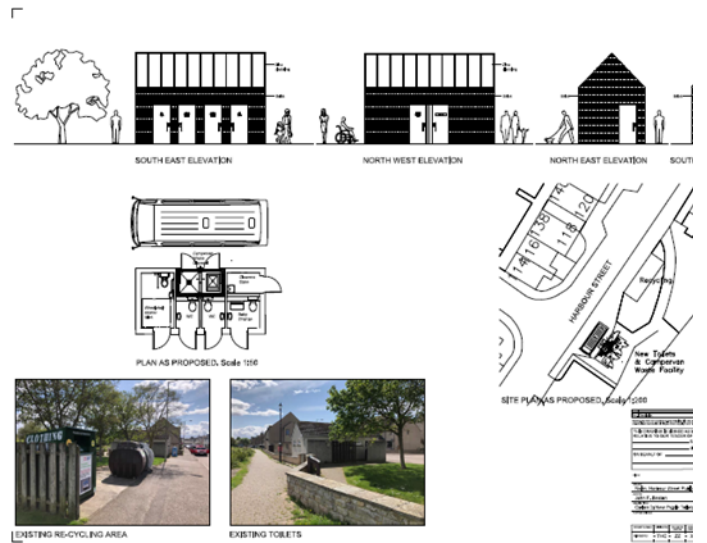
Ground Floor  
HC 04154B  
GEA: 42,067  
GIA: 36,002  
Harbour Street P  
HC 04154B

PLAN AS EXISTING, Scale 1:50

### 4.3 Option 2:

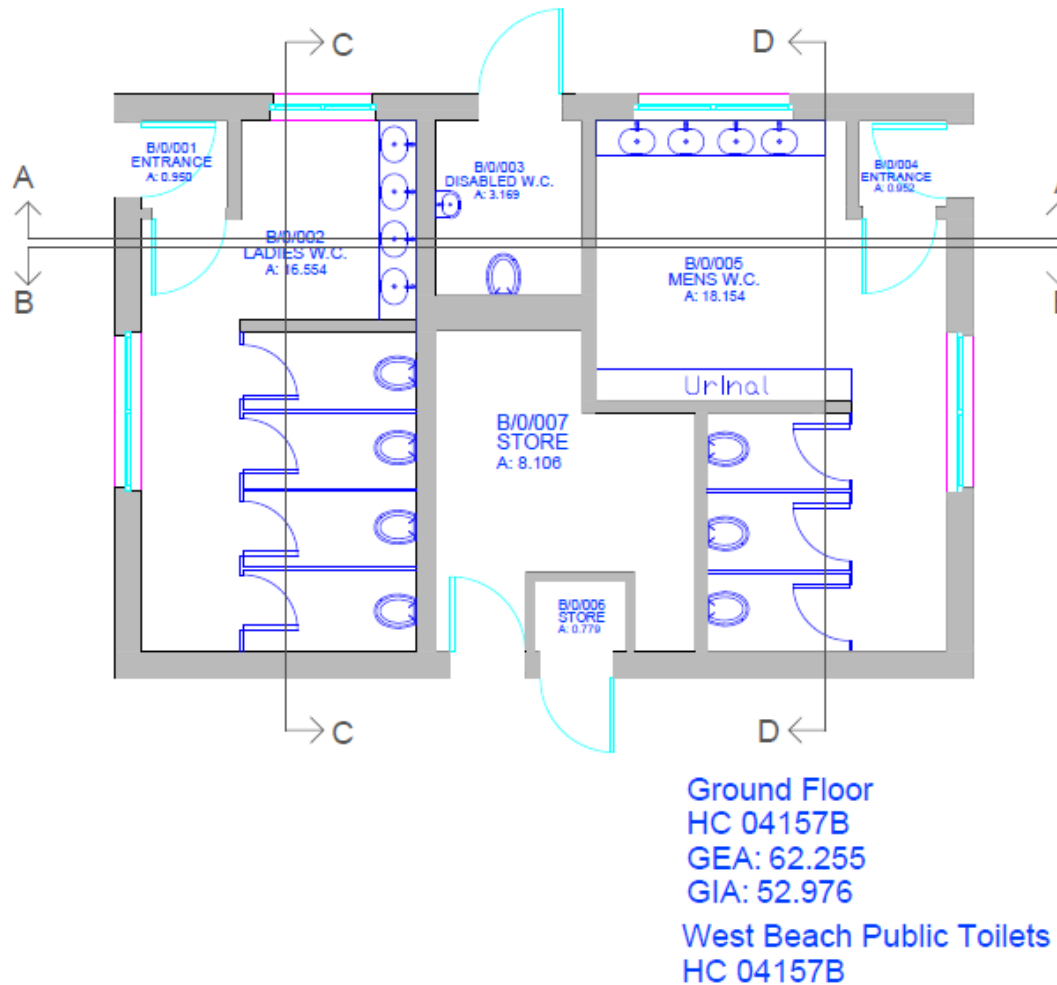
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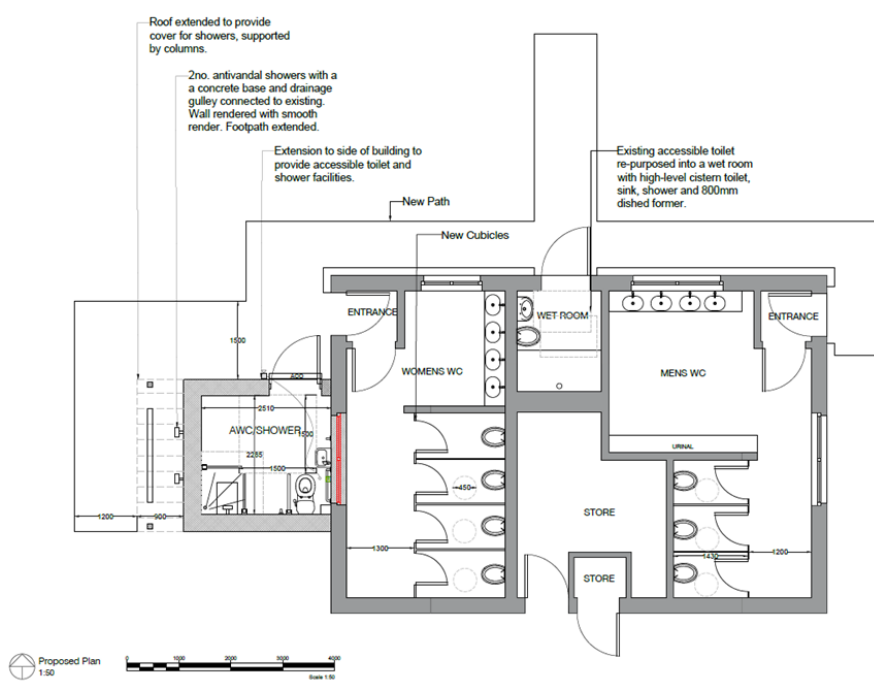
## Appendix 2

### Option 1 – Basic refurb 2021





# Option 2 – With extension for accessible toilet



Scale converter

A2 Scale	A4 Scale	A2 Scale	A4 Scale
1:1	1:2	1:8	1:16
1:10	1:20	1:90	1:180
1:50	1:100	1:500	1:1000
1:200	1:400		

- Notes
- The drawing is to be read in conjunction with all relevant specifications and standards to plumbing and plumbing fixtures.
  - Do not build the structure until all services (water and sewer) are installed and checked. All dimensions must be checked on site.
  - All operations must be undertaken in accordance with the relevant standards.

- EXISTING WALLS
- NEW WALLS
- DOWN TAKINGS

Revision table

No.	Date	Description
A	18.08.24	Final Issue



**oberlanders**  
 Project Name  
 3229  
 HARRIS LINKS PUBLIC TOILETS  
 Title  
 Proposed Plan

INITIAL PROPOSALS

Working to	Rev.
3229-002-22-00-D-A-100101	A
Project No.	3229-002-22-00-D-A-100101
Client	City of Haringey Council
Drawn by	MD
Checked by	MD
Date	18.08.2024
Scale	1:50
Author	MD
Project Manager	MD
Website	www.oberlanders.co.uk