

The Highland Council

Agenda Item	8
Report No	CIA/31/25

Committee: City of Inverness Area

Date: 18 August 2025

Report Title: Ardersier Public Convenience

Report By: Assistant Chief Executive – Place

1 Purpose/Executive Summary

- 1.1 The public convenience (PC) at Ardersier is currently in a very poor state of repair due to significant vandalism.
- 1.2 The Ardersier PC has been closed since May 2022 and it is proposed that formal closure be agreed from 31 August 2025.

2 Recommendations

- 2.1 Members are asked to **agree**:-
 - i. Closure of the Ardersier PC from 31 August 2025; and
 - ii. Formal disposal of the asset, to allow the Ardersier public convenience be marketed for sale or made available for asset transfer.

3 Implications

- 3.1 **Resource** - The Council currently operates 74 Public Conveniences throughout the Highlands. The function had a revenue budget of £939k (net). The current cost to operate the Ardersier PC is an estimated £12,066 per annum.
- 3.2 **Legal** - The Council does not have a statutory responsibility to provide or operate Public Conveniences.
- 3.3 **Risk** - There are no known implications arising from this report.
- 3.4 **Health and Safety (risks arising from changes to plant, equipment, process, or people)** - There are no known implications arising from this report.
- 3.5 **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 Integrated Impact Assessment - Summary

4.3.1 An Integrated Impact Assessment screening was undertaken on 2 July 2025 as detailed in **Appendix 1**. The conclusions have been subject to the relevant Manager Review and Approval.

4.3.2 The Screening process has concluded that there are negative impacts related to equalities, however these are mitigated by the PC provision being available in Nairn to the East and Inverness to the West.

4.3.3	Impact Assessment Area	Conclusion of Screening
	Equality	Negative impact
	Socio-economic	No impact
	Human Rights	No impact
	Children's Rights and Well being	No impact
	Island and Mainland Rural	No impact
	Climate Change	No impact
	Data Rights	No impact

5 Background

5.1 The existing PC located in Ardersier has served the community for several years. However, due to ongoing and significant vandalism the facility has been closed since May 2022.

5.2 Due to the condition of the facility and the limited maintenance budget reopening of the facility is not currently viable.

5.3 The average annual running costs to operate the Ardersier facility are shown below:-

Water	£2136
Electricity	£2358
Maintenance	£1075
Consumables	£2100
Staffing	£4486
Total	£12,066

5.4 The cost to fully refurbish the facility is estimated at £150k and at the current time there is no capital budget available to do this.

5.5 An approach has been made by a private individual to discuss the possibility of taking over ownership of the Ardersier PC via sale or lease.

6. **Proposal**

6.1 It is proposed that the Ardersier PC be closed from 31 August 2025, and that formal disposal of the asset be approved, allowing the property to be either marketed for sale or lease, or made available for community asset transfer.

Designation: Assistant Chief Executive – Place

Date: 2 July 2025

Author: Debbie Sutton, Strategic Lead - Community Operations and Logistics

Background Papers: None

Appendices: Appendix 1 – Integrated Impact Assessment Screening

Integrated Impact Assessment Screening

About proposal

What does this proposal relate to? Redesign or change to existing service

Proposal name: Closure of Ardersier Public Convenience

High level summary of the proposal: The public convenience at Ardersier is currently in a very poor state of repair, due to ongoing vandalism, the proposal is to close the PC and market it for sale or lease

Who may be affected by the proposal? All Council residents and visitors

Start date of proposal: 31/08/2025

End date of proposal:

Does this proposal result in a change or impact to one or more Council service? Yes

Which Council services will be impacted by this proposal? Place

Does this relate to an existing proposal? No

Author details

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Responsible officer details

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Sign off date: 2025-07-08

Equalities, poverty, and human rights

Protected characteristics

Select what impact the proposal will have on the following protected characteristics:

Sex: No impact

Age: Negative

Disability: Negative

Religion or belief: No impact

Race: No impact

Sexual orientation: No impact

Gender reassignment: No impact

Pregnancy and maternity: Negative

Marriage and civil partnership: No impact

Protected characteristics impact details: People with disabilities, older people, and pregnant women could be impacted negatively with the closure of the PC. This is mitigated by toilet provision being available in Nairn to the East and Inverness to the West.

Poverty and socio-economic

What impact is the proposal likely to have on the following?

Prospects and opportunities: No impact

Places: No impact

Financial: No impact

Poverty and socio-economic impact details: No impact on these by closing the PC. There is no charge for the alternative provision.

Human rights

Which of the below human rights will be affected by this proposal? No human rights will be affected

What impact do you consider this proposal to have on the human rights of people? No impact

Human rights impact details: There is no impact with the closure of the PC

Equalities, poverty and human rights screening assessment

What impact do you think there will be to equalities, poverty and human rights? Negative impact (potential or actual)

Is a Full Impact Assessment required? No

Children's rights and wellbeing

What likely impact will the proposal have on children and young people? No impact

Which of the below children's rights will be affected by the proposal? No children's rights will be affected

Explain how the children's rights selected above will be affected:

Children's rights and wellbeing screening assessment

What impact do you think there will be to children's rights and wellbeing? No impact

Is a Full Impact Assessment required? No

Data protection

Will your proposal involve processing personal data? No

Data protection screening assessment

What change will there be to the way personal data is processed? No personal data will be processed

Is a Full Impact Assessment required? No

Island and mainland rural communities

Does your proposal impact island and mainland rural communities? No

Island and mainland rural communities screening assessment

What impact do you think there will be to island and mainland rural communities? No difference

Is a Full Impact Assessment required? No

Climate change

Does the proposal involve activities that could impact on greenhouse gas emissions (CO₂e)? No

Does the proposal have the potential to affect the environment, wildlife or biodiversity? No

Does the proposal have the potential to influence resilience to extreme weather or changing climate? No

Provide information regarding your selection above:

Climate change screening assessment

Have you identified potential impact for any of the areas above or marked any as not known? No

Is a Full Impact Assessment required? No