

AYLESFORD PARISH COUNCIL

POLICY AND RESOURCES COMMITTEE

TMBC Proposal to transfer Public Conveniences in Aylesford Village to the Council

TMBC approached the Council to see whether it would wish to take transfer of the public conveniences in Aylesford Village from them starting in April 2021. Following several discussions and long delays in replying to the Councils proposals such as a Community Use Agreement TMBC have now come back with a final offer of a one-off payment of £9000 which includes £8000 towards transitional costs (which does not match their own figures of £8273 based on the 2018/19 costs) and £1000 towards legal costs (this could be less than the final amount). They also indicated that they would undertake renovation works to the toilets which amount to a new hand wash unit in each toilet, a deep clean and some minor decoration work inside. On the exterior it is just minor guttering and tile repairs.

They have also stated that if the Parish Council rejected that offer then the Borough Council would honour the intention of the current lease agreement for this land and remove the building upon transfer of the land back to the Parish Council and reinstate it to its former condition.

The 2018/19 TMBC costs for the toilet were as follows:-

Electricity - £449
Water - £1392
Sewerage - £1156
Rates - £936
Cleaning - £4340
Total - £8273

The Council has had discussions with the existing cleaner for this site and has received a quote for cleaning and opening and closing the toilets of £600 per month, a total of £7200 per year. This would not include any additional costs for deep cleans and special cleans, which could be needed throughout the year. This cost could be reduced if the Council sought quotes from other companies.

Therefore basing 2021/22 costs on the above charge and an inflationary increase of 2% the above charges would be as follows:-

Electricity - £476
Water - £1477
Sewerage - £1226
Rates - £993
Cleaning - £7200
Total - £11372

The cost of these toilets if added to the Council Tax (Band D) would be £2.64 a 4.49% increase.

In addition, the Council would be responsible for maintenance costs and should allocate a sum for this in each year so that when a repair is needed it has funds available. I would suggest a sum of at least £1000 a year but preferably £2000. With this added that would be an annual cost of £13372. The cost of these toilets with this additional charge for maintenance if added to the Council Tax (Band D) would be £3.11, a 5.29% increase.

The cost of running these toilets at £13372 is significantly more than the £8000 being offered by TMBC for the first year. This means that the Council would have to find an additional £5372 to run the toilets for the forthcoming year. This would mean an additional £1.25 on the Council tax in the forthcoming year more than doubling this year's proposed increase.

Members need to agree their response to the TMBC offer.