PADSTOW TOWN COUNCIL

COMMUNITY AND FACILITIES COMMITTEE: 1 SEPTEMBER 2026

AGENDA ITEM 12: COMMUNITY HUB IMPROVEMENTS, PROPOSED TOILET FACILITIES LAWNS CAR PARK AND RAILWAY TOILET IMPROVEMENTS

1. Overview

1.1 Committee will recall at previous meetings it has been considering plans for these works. At its last meeting it agreed the proposed plans for new toilet facilities at the Lawns Car Park.

1.2 Rick Gilroy (Nova Surveyors) has now provided updated plans and draft specification for Committee to consider.

2. Specification and Plans

2.1 The draft Specification is attached to this cover report (appendix 1). Both the Town Clerk and Facilities Officer have gone through the same and wish to draw attention to the following:

a) Cory Toilets Works:

Whilst works included, they are not referenced in Section 1. Worth drawing this to the attention of surveyor more so on page 3 THE SITE and WORKING AREA, as this is close to the highways/harbour.

b) New Lawns Toilet Block:

Page 30 - External Walls: Committee requested the Lawns toilet outside walls are rendered white in keeping with the Community Hub. However, the Hub is block – no render. Therefore, what does Committee wish to do block or render, noting the later will not be the same as the Hub.

Internal Walls and Ceilings: To request areas not covered by tile be painted with white anti-mould paint.

Page 34 – Windows and External Doors: To also add "to include electric door timers". To note our current toilet opening times during the main season are 8 am to 8 pm which works well. Committee is asked to give consideration though as to whether they want this just for the unisex facility or for the disabled/family room also.

Our other disabled facilities have radar keys, but these are solely for disabled users and do not incorporate a joint family facility. A radar key option will not enable it to be used for family use purposes. The radar key enables access for any disabled user in effect available 24/7 if you have a key. This also could address any potential concerns with vandalism noting this facility will have a hoist.

If Committee wished both facilities to be via the door timers, this toilet could be known as Family and Accessible Toilet. The electric door timers also require push to exit buttons, with the disabled facility also having an emergency pull cord.

Page 41 - Toilet Roll Holder: To request that PTC purchase these, for contractor to fit, to ensure these are the same as the ones PTC currently have which will fit toilet rolls we order and use for each facility.

Page 42 – Urinal: To request stainless steel (if possible).

Page 42 – Ventilation: To request that reference to removal of existing extractor fans, make good etc is deleted, as this is a new facility.

Page 42 – Hoist: Committee to note hoist included, as asked.

Page 42 – Drinking Fountain – External: Committee view's welcome on this as to whether they wish for this to be included. Committee will know mention of such a facility being available at the Lawns with the MUGA and other play facilities.

c) Railway Toilet Block:

Page 65 – Wall Finishes: Due to the height of the Railway Toilets are Committee happy, as outlined, that the tiles are up to 2.5m high, with the rest of the wall above the same (and ceiling) painted white, anti-mould paint?

Page 67 – Ventilation: The Council's Facilities Officer has advised due to a recent failure the Ladies and Gents electric extractor fans were replaced. Therefore, suggested that this be amended to just remove and replace extractor fans for Disabled and Family Changing Rooms.

d) Community Hub:

Page 77 - External Fencing: Committee will see this is included as seemed prudent to replace old external fencing at the same time, which is extended to rear with gate to ensure no access behind the Hub other than PTC staff or contractors.

3. Plans

3.1 These are appended to the Specification (Appendix 1). The Town Clerk will go back to the surveyor to link up with the drawings and reference numbers in the specification (page 2).

3.2 Plan which details the proposed toilet facility for the Lawns Car Park (page 92) references black plastic, surveyor to be advised to update to white as per Committee's decision.

4. Planning and Building Regulations

4.1 The surveyor confirmed that these are required for the new Lawns toilet facility, with the application running concurrently with the tender process. Costs provided for undertaking these applications are, planning £1,750 and Building Regulations £2,500. The budget set aside for the whole project is £200,000 which includes all professional costs and fees.

5. Tender

5.1 Due to timings of this project and as per procurement and Council's Financial Regulations this project has been advertised on Contract Finder seeking expressions of interest with a closing date of 18 September 2026. After this date tender packs will be sent to all contractors who expressed

an interest. Following this meeting this will also be posted on Council's website.

6. Project Timeline

6.1 The Town Clerk is seeking clarification on this and hopes to update Committee at its meeting.

7. Committee Considerations

7.1 Committee is asked to consider each issue raised as detailed in section 2 of this report and subject to any changes, agree the specification and accompanying plans as the tender documents for this project.

7.2 Committee to note timescale for expressions of interest and notification of the tender process via Contract Finder and it also being placed on the Town Council's website.

7.3 Committee to note update on project timeline (Town Clerk hopes to provide at the meeting).

7.3 Committee is asked to agree that both planning and building regulation applications for the Lawns Toilet Facility be submitted by the surveyor as per the costings detailed in this report.