

**Executive Board**  
**23rd September 2019**

**CHANGING PLACES FACILITY, LLANELLI**

**Recommendations / key decisions required:**

- 1) To consider the options for provision of a facility or facilities in Llanelli Town Centre and approve funding for the preferred option at Y Ffwrnes Theatre
- 2) To add further guidance on Changing Places Facilities to the recently-approved Local Toilets Strategy to encourage further provision throughout the County

**Reasons:**

Following a national campaign to encourage the development of a network of specialist toilet facilities across the UK, there has been an increasing number of requests for a facility to be provided in Llanelli

Relevant Scrutiny Committee consulted      N/A

Exec Board Decision Required                      YES (23/9/19)

Council Decision Required                          NO

**EXECUTIVE BOARD MEMBER PORTFOLIO HOLDERS:-**

Cllr Hazel Evans, Environment / Cllr Jane Tremlett, Social Care & Health

**Directorate:** Environment

**Designations:**

**Tel Nos:** 01267 246244

**Name of Head of Service &  
Report Author:**

Jonathan Fearn

Head of Property

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# EXECUTIVE SUMMARY

## Executive Board

### 23rd September 2019

## Changing Places Facility, Llanelli

### Introduction

Following a national campaign to encourage the development of a network of specialist toilet facilities across the UK, there has been an increasing requests for a facility to be provided in Llanelli.

The current facilities in Carmarthenshire are set out below:

1. *Carmarthen: Cartrefi Cymru, Water Street (non-Council provision)*
2. *Ammanford: Tesco (non-Council provision)*
3. *Kidwelly: Parc y Bocs Farm Shop & Café (non-Council provision)*
4. *Pembrey: Pembrey Ski & Activity Centre (Council provision)*

### What are Changing Places Toilets?

Standard accessible toilets do not meet the needs of all people with a disability. People with profound and multiple learning disabilities, as well people with other physical disabilities such as spinal injuries, muscular dystrophy and multiple sclerosis often need extra equipment and space to allow them to use the toilets safely and comfortably. These needs are met by Changing Places toilets.



Changing Places toilets provide:

- a height adjustable adult-sized changing bench
- a tracking hoist system, or mobile hoist if this is not possible.
- adequate space in the changing area for the disabled person and up to two carers
- a centrally placed toilet with room either side
- a screen or curtain to allow some privacy.

- wide tear off paper roll to cover the bench
- a large waste bin for disposable pads
- a non-slip floor

A typical layout for a Changing Places facility is included in the Appendix

#### Options for Provision in Llanelli

The Campaign for a Changing Places Toilet in Llanelli is looking at alternative sources of funding, and has indicated that potential locations are all that would be required from the County Council.

Property Division Officers have identified the following potential options, which are in order of preference:

Option	Location	Minimum Estimated Cost	Comments
1	Ffwrnes Theatre	£25,000	Reconfiguration and extension of current ground floor disabled WC. Central location, long opening hours and existing management arrangements in place
2	Former Shopmobility Unit (now used for Health & Social Care Storage), East Gate	£35,000	Conversion of front part of unit with smaller store to rear. Central location and access could be managed remotely by 1 <sup>st</sup> floor office staff.
3	Vacant shops in the town centre	£30,000	Central location but access controls would be challenging. Potential high rates and possible rental costs not included
4	Vacant Retail Units, East Gate	£60,000 - £80,000,	3 units potentially available on a peppercorn rent but subject to significant conversion costs and high rates payments. Remaining area of unit could be used for associated retail use. Cost variance would depend on the specification for associated retail area

5	Coleshill Centre for Economic Inclusion	£10,000	Conversion of current disabled facility, which is of sufficient size. Least expensive option and adaptations are relatively easy to implement. Location remote from town centre, with access controls limited to Centre opening hours.
6	Former WC facility located between Llanelli Town Hall and Ty Elwyn	£70,000	Location is remote from town centre, particularly given the cost of adaptation. Access controls may prove challenging.
7	Llanelli Market WC facility	£100,000	Central location with scope for access control, but the most expensive option for construction as new build would be required
8	Derelict former school building within Coleshill Car Park	N/A	Not considered a viable option.

### Recommendations

- 1) While the potential to enhance the existing facility at Coleshill is the most cost-effective option, The Campaign for a Changing Places Toilet in Llanelli considers that any facility at Coleshill should be seen as an additional facility, and not as an alternative to the town centre because of distance and restricted opening hours.

The reconfiguration of facilities in Y Ffwrnes Theatre is, therefore, considered to be the best option. The Theatre is open throughout the day, weekends and evenings and the management of the facility could be easily absorbed into current Theatre management arrangements. A sketch of the existing and proposed layouts is included in the Appendix

- 2) To add further guidance on Changing Places Facilities to the recently-approved Local Toilets Strategy to encourage further provision throughout the County

**DETAILED REPORT ATTACHED?**

**YES**

- 1) Typical Facility Layout Plan
- 2) sketch of proposed modification of Ffwrnes Theatre WCs

# IMPLICATIONS

I confirm that other than those implications which have been agreed with the appropriate Directors / Heads of Service and are referred to in detail below, there are no other implications associated with this report :

Signed: **Jonathan Fearn, Head of Property**

Policy, Crime & Disorder and Equalities	Legal	Finance	ICT	Risk Management Issues	Staffing Implications	Physical Assets
<b>YES</b>	<b>YES</b>	<b>YES</b>	<b>NONE</b>	<b>NONE</b>	<b>YES</b>	<b>YES</b>

## 1. Policy, Crime & Disorder and Equalities

The County Council's Local Toilet Strategy identifies current provision, but does not commit the Council to provide any additional facilities.

Ensuring the provision of an appropriate range of toilet facilities across the County would meet the Council's equalities and social inclusion aims and contribute to the objectives of the Wellbeing of Future Generations Act.

## 2. Legal

There is no statutory obligation to provide Changing Places facilities, although the Disability Discrimination Act requires the provision of reasonable adjustments in the provision of services to ensure that disabled people are not discriminated against.

Provision of Changing Places facilities would potentially be considered reasonable in locations where disabled people are likely to spend significant time in a particular location.

## 3. Finance

There is currently no Council budget provision for the funding of additional toilet facilities in the County, nor is there funding to provide Changing Places facilities. The £25,000 capital cost will need to be considered alongside other priorities, as part of the Council's next 5-year capital programme, with the revenue and maintenance cost being covered from the Communities Department existing budget and the corporate maintenance budget.

Approval through the revised Capital Programme 2020/21 will be required before works commence.

## 4. Physical Assets

The Report identifies potential Council and third party property that could be used to accommodate the Facility.

## 5. Staffing Implications

If a facility is to be created in a Council building, or is to be managed by the Council, then additional staff resources may be required to manage, clean and maintain the facility.

# CONSULTATIONS

I confirm that the appropriate consultations have taken in place and the outcomes are as detailed below

Signed: Jonathan Fearn, Head of Property

**1. Scrutiny Committee** n/a

**2. Local Member(s)** n/a

**3. Community / Town Council** n/a

**4. Relevant Partners**

Discussions have been held with the Campaign for a Changing Places Toilet in Llanelli

**5. Staff Side Representatives and other Organisations** n/a

**Section 100D Local Government Act, 1972 – Access to Information**

**List of Background Papers used in the preparation of this report:**

**THESE ARE DETAILED BELOW**

Title of Document	File Ref No.	Locations that the papers are available for public inspection
Changing Places Website		<a href="http://changingplaces.uktoiletmap.org/">http://changingplaces.uktoiletmap.org/</a>
Carmarthenshire County Council Toilet Strategy		<a href="https://www.carmarthenshire.gov.wales/home/council-services/travel-roads-parking/toilets/#.XVqIEsKotPA">https://www.carmarthenshire.gov.wales/home/council-services/travel-roads-parking/toilets/#.XVqIEsKotPA</a>
Executive Board Local Toilet Strategy Report		<a href="http://democracy.carmarthenshire.gov.wales/ieListDocuments.aspx?CId=131&amp;MId=2342&amp;Ver=4">http://democracy.carmarthenshire.gov.wales/ieListDocuments.aspx?CId=131&amp;MId=2342&amp;Ver=4</a> Item 19