

CABINET

Agenda Item: 9

Ward: All town wards in Mendip

Portfolio: Transformation

From: Cllr Philip Ham

Date: 9 October 2017

SUBJECT: Changing Places

Internal Use Only: Please complete sign off boxes below prior to submission to Democratic Services			
Report Sign off	Seen by:	Name	Date
	Finance	Duncan Moss	26/09/17
	Deputy Chief Executive	Tracy Aarons	26/09/17
Summary:	<p>Full Council is supportive of the Changing Places initiative and previously agreed to look into ways of having a facility in each of Mendip's five towns. Possible locations have been explored in liaison with town councils, the user group and other partners.</p> <p>This is an update on progress and next steps.</p>		
Recommendation:	<p>That Members note progress has been made and endorse the recommendations of the Member Equalities Steering Group, which are:</p> <ol style="list-style-type: none"> 1. That the suggested location for a Frome facility is progressed as detailed in this report, subject to finding alternative storage for the market gazebos; 2. That the Council agrees to take on the on-going commissioning of a Frome Changing Places facility; 3. That the available Section 106 money for Frome is used to part-fund the proposed Changing Places facility; and, 4. That the Council makes a contribution to Wells City Council for the proposed facility at Wells Town Hall. 5. That the Council consider making a contribution to the Frome facility and approach potential match funders. 		
Direct and/or indirect impact on service delivery to our customers and communities	<p>This initiative would have a direct positive impact on the local community and visitors to Mendip as it would fill a gap in service provision within the district and Somerset.</p>		
Financial Implications:	<p>Each facility will a funding package as there is no budget for delivering Changing Places. We will need to mix and match funding according to the need and opportunities in each town.</p>		

	<p>If MDC is the lead organisation, the council would be responsible for securing the funding package, working in partnership with other organisations and on-going maintenance. If Section 106 is available, this could contribute towards the funding package; it is noted £8.5k of Section 106 money is agreed for a Frome facility.</p> <p>If MDC is not leading, the council would play a support role to the lead organisation. In Wells, the Wells City Council is the lead and MDC has offered a contribution of £6k towards the cost.</p>
Legal Implications:	Public and private organisations can be responsible for individual Changing Places facilities depending on how and by whom they were installed. The intention is the Council would deliver the facility where MDC is the property owner and play a support role where others are the property owner.
Crime and Disorder Implications:	<p>Access to existing Changing Places facilities range from open access, use of a radar key and access via an information point through to greater security via membership schemes.</p> <p>A risk assessment is recommended for each Changing Places facility to determine the best access route for users.</p>
Equalities Implications:	<p>By providing these specialist toilets in public places it would (and already does) make a dramatic difference to the lives of thousands of people with profound and multiple learning disabilities, as well others with disabilities that severely limit mobility. Currently, there are no facilities in Mendip and just two in the whole of Somerset.</p> <p>By including Mendip's Changing Places facilities on the toilet map at http://www.uktoiletmap.org/ this would make it easier for users to plan trips making a real difference to everyday living and days out.</p>
Risk Assessment and Adverse Impact on Corporate Actions:	Without Changing Places toilets, the person with disabilities is put at risk and carers are forced to risk their own health and safety by changing their loved one on a toilet floor or on other often unsuitable and sometimes dangerous places.

INTRODUCTION

Full Council is supportive of the Changing Places initiative and agreed to look into ways of having a facility in each of Mendip's five towns. Possible locations have since been explored in liaison with town councils and other partners.

This is an update on progress and next steps.

STREET UPDATE

The previous owner Realm had agreed to install a Changing Places facility during 2018. Tracy Aarons and Stuart Brown are due to meet the new owners of Clarks Village to discuss whether they are intending to progress this commitment.

GLASTONBURY AND SHEPTON MALLET UPDATE

The town councils have been approached. It has been suggested their input could range from fairly minimal (such as suggesting possible locations) to being more proactive (such as helping raise funding or overseeing installation).

Possible locations need to be further explored.

In Shepton Mallet, approaches have been made to Haskins and Tesco, it may be possible to involve them at a later date.

WELLS UPDATE

Wells City Council (WCC) is keen to have a Changing Places facility in Wells and has identified a suitable room at the town hall.

This would be a refurbishment and no new build is required.

FROME UPDATE

A possible location is an existing store room (originally built for the Shopmobility initiative) within MDC's toilet block in the Cattle Market car park. Currently, this room is used to store the council's market gazebos. A condition of agreeing this location would be finding alternative storage for the gazebos.

This space meets the approval of the user group and OpenMed (the Changing Places official equipment supplier).

In practical terms, this location would be easy as signage is in place and the toilets would all be together and accessed from the same side of the building. Disabled parking is adjacent to the building. The room dimensions meet the standard requirements making it easy to house and install the equipment. Services can easily be connected at a relatively inexpensive cost as the existing service duct could be slightly extended.

This would be a refurbishment and no new build is required.

FIRST FIXING - PREPARATION

Rooms will need preparation prior to the equipment being installed, such as:

1. Paint the ceiling and walls
2. Fit an emergency alarm pull and a hand dryer
3. Supply a 54 litre waste bin and a 19 litre sanitary bin
4. Supply soap and a hand towel dispenser
5. Fit electrics for equipment, i.e. a 3AMP switch fused spur for the ceiling hoist and a 5AMP switch fused spur for the changing table, wash basin and toilet.

6. Lighting – it is assumed the existing lights will stay as they are – we just need to fix the one that is hanging down a bit from the ceiling.

Idverde has provided a quote for the first fixing at Frome of £4.6k +VAT. The cost at other locations will vary. They have also offered to provide waste bins and handwashing equipment free of charge; extending this offer to other locations has not been discussed.

SECOND FIXING – CHANGING PLACES INSTALLATION

OpenMed has provided layout drawings and quotes to supply and install the equipment for two locations:

- Frome: £13,102.18 +VAT
- Wells: £12,387.06 +VAT

Once an order has been placed with OpenMed, there is a 6-week lead-in time followed by a 2-day installation period.

OVERALL COSTS

Total costs for Frome and Wells are:

Location	First fixing	Second fixing	Total	Known funding	Funding gap
Frome	£4.6k	£13.1k	£17.7k	£8.5k *	£9.2k
Wells	£4.6k (est)	£12.4k	£17k	£6k **	£11k

* Section 106 funding

** MDC contribution

In addition, on-going cleaning and maintenance is estimated at £3k per annum (based on Core Services contract rates). The building owner would be responsible for this cost, so at Frome this is the Council and at Wells is Wells City Council.

FUNDING PACKAGES

There is no special external funding available nationally or locally, so we will need to mix and match according to the need and opportunities in each town.

Funding secured:

- Section 106 money for Frome relating to Mendip House Hotel (ref 056194/017) totalling £8,500 towards the capital scheme and up to £500 for promotion.
- MDC has confirmed £6k towards a Wells facility.

Other options include:

- Crowdfunding. For example Crowdfunding Frome <http://www.crowdfunder.co.uk/funds/frome> (<25% of costs, so £4.4k) or similar
- Parish and Town Council funding. For example, e.g. Frome's Mayor Fund

- Private sector partners may be able to provide sponsorship or host fundraising events
- Apply for external grants
- Seek in-kind support from local tradespeople to minimise labour costs.

NEXT STEPS

At each location we will need to do the following:

- Get approval from the owner to locate the facility on their property and seek legal input where this is needed.
- Check whether planning permission and/or change of use is required. Where MDC is the owner, the Council would apply.
- Secure a funding package before works begin.
- Ensure an arrangement is in place for on-going cleaning and maintenance.

RECOMMENDATIONS

That Members note progress made and endorse the recommendations of the Member Equality Group, which are:

1. That the proposed location of the Frome facility is progressed as detailed in this report, subject to finding alternative storage for the market gazebos;
2. That the Council agrees to take on the on-going commissioning of a Frome Changing Places facility;
3. That the available Section 106 money for Frome is used to part-fund the proposed Changing Places facility; and,
4. That the Council makes a contribution to Wells City Council for the proposed facility at Wells Town Hall.
5. That the Council consider making a contribution to the Frome facility and approach potential match funders.

REASONS FOR RECOMMENDATION

By working with willing partners and utilising available funding, the above recommendations would deliver two facilities in the district within a short timescale making a dramatic difference to the lives of people with profound and multiple learning disabilities, as well others with disabilities that severely limit mobility.

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