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<b>Report To:</b>	<b>Regeneration Committee</b>	<b>Date:</b>	<b>1 September 2011</b>
<b>Report By:</b>	<b>Corporate Director Regeneration and Environment</b>	<b>Report No:</b>	<b>R/215/11/AF/AG</b>
<b>Contact Officer:</b>	<b>Andrew Gerrard</b>	<b>Contact No:</b>	<b>01475 712456</b>
<b>Subject:</b>	<b>Lunderston Bay Ranger Station &amp; Public Toilets</b>		

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## **1.0 PURPOSE**

- 1.1 The purpose of this report is to advise Committee on the progress of the project, seek approval to proceed to tender and request additional funding.

## **2.0 SUMMARY**

- 2.1 Following the closure of the existing facility at Lunderston Bay the Council has been developing proposals for a new ranger station and public toilets. The project has been considerably delayed due to the complexities of obtaining water and sewerage connections. This has involved lengthy consultations and investigations with Scottish Water. These have now been concluded and the project is now in a position to proceed to tender and seek Planning Approval.
- 2.2 Because of the complexity of the services connections, the estimated project cost is £15,000 in excess of the project budget. Due to recently returned tenders being underbudget, there is scope to absorb this additional cost within the Regeneration Capital Programme 2011/12.

## **3.0 RECOMMENDATIONS**

- 3.1 That Committee approves the project to proceed to tender.
- 3.2 That Committee approves the additional funding required, to be sourced from underspend on Wellington Academy Demolition

Aubrey Fawcett  
Corporate Director  
Regeneration and Environment

## 4.0 BACKGROUND

- 4.1 Proposals for a replacement ranger station and public toilets were drawn up in 2009 and it was originally anticipated that work would be completed by April 2010. The remote location of the building means that there are no suitable water and sewerage connections in the area. The discharge from the previous building no longer meets environmental standard and the previous facility had no water supply, relying on seawater for toilet flushing and gel wipes for hand cleaning. The only possible sewerage connection is to the pressurised main in the road. Scottish Water would not normally allow a direct connection to a pressurised main and it has taken considerable negotiations and a lot of investigations and design work to gain approval. Similarly there is no nearby mains water supply. It is proposed to take water for toilet flushing from the nearby burn. This will be taken to a storage tank to ensure an adequate supply is maintained. It was originally proposed to continue with alcohol gel for hand cleaning however colleagues in Environmental Health advised that this would lead to a risk of e-coli infection and the design was revised to utilise normal handwashing facilities. This is being provided by taking a supply from Cardwell Garden Centre. This is not a mains supply but is of a better quality than the water used for toilet flushing. It requires to be treated by UV filter before it is suitable for use. It is not possible to take all of the water supply from the nursery as the supply is limited.
- 4.2 The total cost of the project is £260,000, inclusive of building costs, utilities connections and treatments, planning fees, professional fees and loose furniture. Of this total the cost of water, electricity and sewer connections, water storage and treatment is approximately £110,000. If normal mains services were available, for a building of this size and nature costs would be anticipated to be around £15,000. The additional cost of providing services to this site is therefore £95,000.
- 4.3 While there has been a budget allowance in the programme for the project, because of the difficulties in finalising the utilities connections it is only now that a full cost for the project has been produced. Previous costing work carried out indicated that the budget appeared reasonable however the estimated cost of the sewerage connection and associated pumping station is greater than anticipated and the introduction of a water supply for hand washing in addition to the supply for toilet flushing has increased the cost. The project is £15,000 in excess of the approved budget. The tender for demolitions has been returned under budget and there is therefore scope to absorb this additional cost within the overall Regeneration Capital Programme.
- 4.4 It is anticipated that, subject to obtaining planning permission work could commence on site in November 2011 and the facility will open in March 2012, in time for the start of the new season at Easter.

## 5.0 FINANCIAL IMPLICATIONS

- 5.1 The project is funded from earmarked reserves and the Regeneration Capital Programme.

Cost Centre	Budget Heading	Budget Year	Proposed Spend this Report	Virement From	Other Comments
Earmarked Reserves	Lunderston Bay	2011/12	£203,000		
Regeneration Capital	Lunderston Bay	2011/12	£ 42,000		
Regeneration Capital	Office Accommodation	2011/12	£ 15,000		

## **6.0 CONSULTATION**

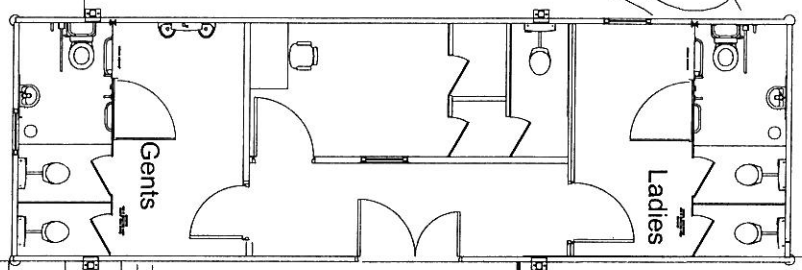
- 6.1 The Chief Financial Officer has been consulted and is in agreement with the recommendations.
- 6.2 There are no Legal implications and therefore the Head of Legal and Democratic Services has not been consulted.
- 6.3 There are no Human Resources Issues and therefore the Head of Organisational development, HR and Performance has not been consulted.

## **7.0 EQUALITIES**

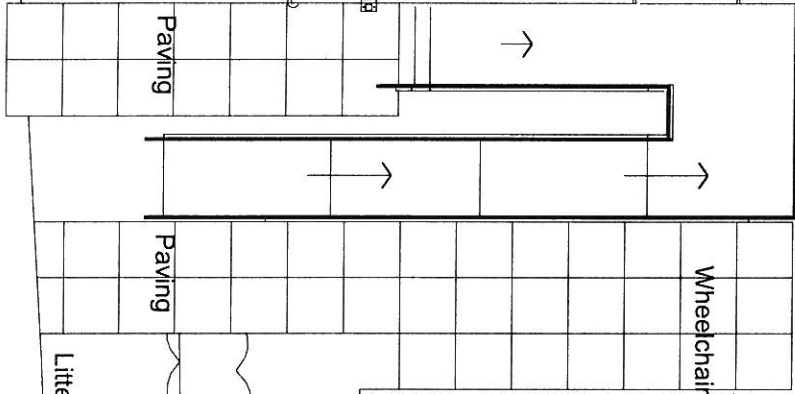
- 7.1 The building is fully DDA compliant and provides a disabled toilet for public use.

Litter Bin

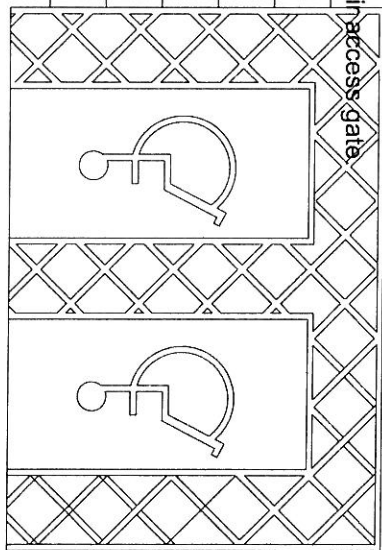
Gate



Compound for Mech Eng tank etc



Wheelchair access gate



Litter Bin

Litter Bin

Hedge

skip lorry

Existing Visitors car park

PGM7