

GREATER MANCHESTER INTEGRATED TRANSPORT AUTHORITY
REPORT FOR RESOLUTION

COMMITTEE: Capital Projects
DATE: 2nd July 2010
SUBJECT: Bury Interchange – Public Toilets
REPORT OF: Interim Bus and Rail Director, GMPTE

PURPOSE OF REPORT

To inform Members of the proposed work to improve the public toilet facilities at Bury Interchange.

RECOMMENDATIONS

Members are requested to:-

- 1 note the contents of this report and the proposed options for the provision of the public toilet.
- 2 endorse the option of providing new facilities within the Interchange buildings (option 4).
- 3 request a further update report be submitted to a future meeting of this Committee.

BACKGROUND DOCUMENTS

There are no previous reports on this subject.

CONTACT OFFICERS

Bob Morris	0161 244 1022	bob.morris@gmppte.gov.uk
Michael Renshaw	0161 244 1026	michael.renshaw@gmppte.gov.uk
Peter Boulton	0161 244 1411	peter.boulton@gmppte.gov.uk
Howard Hartley	0161 244 1660	howard.hartley@gmppte.gov.uk

1 Background

- 1.1 The existing toilets provided at Bury Interchange were built when the Interchange was constructed in the 1980's and are located in a separate, single storey building to the north east aspect of the bus station. The toilets provide separate male and female facilities.
- 1.2 Although the toilets were constructed as part of the Interchange, they are operated and maintained by Bury MBC. The toilets are situated away from the main desire lines within the Interchange and over the years these toilets have suffered from high levels of misuse and vandalism and, when compared to toilets available at our other bus stations, the facilities provided are substandard and offer a poor customer experience. In conjunction with Bury Council, GMPTE have been investigating opportunities to bring the toilets up to an acceptable modern standard. A location plan showing the existing and proposed toilets is included in this report at Appendix 1.

2 Proposed Options

The proposals considered, together with their outline costs are detailed below:

2.1 Option 1 - Closure of existing facilities

Under this option the proposal is to close the existing toilet facility and for members of the public to use alternative facilities provided in close proximity of the interchange within the town centre. All equipment will be removed, services disconnected and capped off and the entrance to the toilet closed off. The estimated costs are £15,000.

2.2 Option 2 - Refurbishment of existing facilities

Under this option the proposal is to refurbish the facility within the confines of the existing structure, carry out general refurbishment work and provide new fixtures and fittings. The building will be re-roofed and new high-level glazing/ventilation grilles provided. The estimated construction, design development and project management costs are £170,000.

2.3 Option 3 - Alteration and refurbishment of existing facilities

This option is similar to option 2 above with the internal layout being totally reconfigured to form a baby change facility, attendant's room, accessible toilet, new male and female toilets. The estimated construction, design development and project management costs are £0.25 million.

2.4 Option 4 - Provision of new facilities within Interchange buildings

Under this option the proposal is to utilise part of the ground floor of the existing office block to form an independent public toilet facilities. To do this a ramped entrance leading from the main concourse will be constructed to provide access to a baby change facility, accessible toilet, attendant's office and male and female toilets.

The estimated cost, including closing the existing toilets, design development, project management and construction is approximately £0.25 million.

3 Proposal

- 3.1 In consideration of the options outlined above it is recommended that Option 4 is approved. The proposed location of the toilets within the main bus station accommodation block is in close proximity to the Supervisor's office and the entrance to the Metrolink. This area benefits from a high degree of natural surveillance which should deter miscreants from misusing the facilities.
- 3.2 The recommended option of providing the new toilet facilities within the Interchange buildings will provide the public with modern facilities that will be comparable with other bus station toilet facilities.
- 3.3 Work is progressing with Bury Council to explore the future operation and maintenance of the facility to ensure that the proposed investment is adequately maintained. In line with both the ITA/PTE Policy and with current toilet facilities within Bury town centre it is the intention to install full height turnstiles and introduce pay entry. Revenue generated would be used to part fund the maintenance liabilities and costs associated with the provision of the toilets.

4. Funding

- 4.1 The works are to be funded from a combination of Minor Works Capital funding and the 2010/11 revenue maintenance budget.

5. Programme

- 5.1 Subject to obtaining Members' approval to proceed with the recommended option, it is anticipated that following a period of detailed design and obtaining tenders, the construction of the facilities could commence in November 2010 and be completed by February 2011.

6. Recommendation

- 6.1 Refer to the front cover of this report.

Michael Renshaw
Interim Bus and Rail Director

APPENDIX 1

