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# TONBRIDGE & MALLING BOROUGH COUNCIL

#### **EXECUTIVE SERVICES**

Chief Executive Julie Beilby BSc (Hons) MBA Gibson Building Gibson Drive Kings Hill, West Malling Kent ME19 4LZ West Malling (01732) 844522

NB - This agenda contains proposals, recommendations and options. These do not represent Council policy or decisions until they have received proper consideration through the full decision making process.

Contact: Committee Services committee.services@tmbc.gov.uk

10 October 2018

To: MEMBERS OF THE OVERVIEW AND SCRUTINY COMMITTEE

(Copies to all Members of the Council)

Dear Sir/Madam

Your attendance is requested at a meeting of the Overview and Scrutiny Committee to be held in the Civic Suite, Gibson Building, Kings Hill, West Malling on Thursday, 18th October, 2018 commencing at 7.30 pm

Yours faithfully

JULIE BEILBY

Chief Executive

#### AGENDA

#### **PART 1 - PUBLIC**

1.	Apologies for absence	5 - 6
2.	Declarations of interest	7 - 8

3. Minutes 9 - 10

To confirm as a correct record the Minutes of the meeting of the Overview and Scrutiny Committee held on 16 August 2018

4. Any Executive Decisions which have been 'called in'

11 - 12

#### **Matters for Recommendation to the Cabinet**

5. Road Closures Review

13 - 18

To hear further evidence from key partners regarding the procedures used to implement temporary road closures for community events.

6. Provision of Public Conveniences

19 - 110

The report presents the outcome of a review of the Council's current provision of public conveniences.

7. Urgent Items

111 - 112

Any other items which the Chairman decides are urgent due to special circumstances and of which notice has been given to the Chief Executive.

#### **Matters for consideration in Private**

8. Exclusion of Press and Public

113 - 114

The Chairman to move that the press and public be excluded from the remainder of the meeting during consideration of any items the publication of which would disclose exempt information.

#### **PART 2 - PRIVATE**

9. Urgent Items

115 - 116

Any other items which the Chairman decides are urgent due to special circumstances and of which notice has been given to the Chief Executive.

#### **MEMBERSHIP**

Cllr A K Sullivan (Chairman)
Cllr Mrs A S Oakley (Vice-Chairman) and Cllr F G Tombolis (Vice-Chairman)

Cllr Mrs J A Anderson

Cllr M C Base Cllr P F Bolt

Cllr J L Botten

Cllr R W Dalton

Cllr S R J Jessel

Cllr D Keers

Cllr Mrs F A Kemp

Cllr Mrs S L Luck

Cllr M R Rhodes

Cllr Miss S O Shrubsole

Cllr Ms S V Spence

Cllr M Taylor

Cllr Miss G E Thomas

Cllr T C Walker Mr P J Drury

Mr D Still



# Agenda Item 1

Apologies for absence



# Agenda Item 2

Declarations of interest



#### **TONBRIDGE AND MALLING BOROUGH COUNCIL**

#### **OVERVIEW AND SCRUTINY COMMITTEE**

#### Thursday, 16th August, 2018

#### Present:

Cllr A K Sullivan (Chairman), Cllr F G Tombolis (Vice-Chairman), Cllr Mrs J A Anderson, Cllr M C Base, Cllr P F Bolt, Cllr D Keers, Cllr Mrs F A Kemp, Cllr Mrs S L Luck, Cllr M R Rhodes, Cllr M Taylor, Cllr Miss G E Thomas, Cllr T C Walker and Mr D Still (Co-opted member)

Councillors O C Baldock, Mrs P A Bates and N J Heslop were also present pursuant to Council Procedure Rule No 15.21.

Apologies for absence were received from Councillors Mrs A S Oakley (Vice-Chairman), J L Botten, R W Dalton and Ms S V Spence

#### PART 1 - PUBLIC

#### OS 18/24 DECLARATIONS OF INTEREST

There were no declarations of interest made in accordance with the Code of Conduct.

#### OS 18/25 MINUTES

**RESOLVED:** That the Minutes of the meeting of the Overview and Scrutiny Committee held on 21 June 2018 be approved as a correct record and signed by the Chairman.

#### **DECISIONS TAKEN BY THE COMMITTEE**

#### OS 18/26 ROAD CLOSURES REVIEW - INITIAL REPORT

The report of the Chief Executive set out the legal, financial and operational issues involved when considering future road closures for events in the Borough. Details were given of the two sets of powers available to allow temporary road closures. It was noted that the purpose of the review was to explore whether the use of the Town Police Clauses Act 1847 (TPCA) remained the most appropriate legislation to use for all local events and, if not, the implications for the Borough Council and event organisers should the Road Traffic Regulation Act 1984 be used as an alternative.

Members were advised that Kent Police had concerns about the use of the TPCA for road closures for local events, especially those lasting a full day. It was therefore suggested that in order to take forward the review, both the Police and Kent County Council be consulted to ascertain their views in relation to local road closures and information be obtained from other Kent district councils regarding their use of the TPCA or other procedures.

In expressing a general preference for retaining the use of the TPCA for local events, Members requested that a senior police officer be invited to the next meeting, together with a representative of the County Council, to explain and discuss their position. It was considered that this would also provide an opportunity to examine the process for managing road closures under the TPCA to ensure that it was as un-bureaucratic and cost-effective as possible.

**RESOLVED:** That the contents of the report be noted, a further report be presented to the next meeting of the Committee regarding the issues and consultations outlined in section 1.5 of the report and representatives of the Police and Kent County Council be invited to the next meeting to explain their views.

#### MATTERS SUBMITTED FOR INFORMATION

### OS 18/27 LOCAL GOVERNMENT AND SOCIAL CARE OMBUDSMAN - ANNUAL REVIEW LETTER 2017/18

The report of the Chief Executive presented the annual report of the Ombudsman regarding complaints received and dealt with over the past year. Members were pleased to note that of the complaints dealt with by the Ombudsman, there were no judgements against the Council, with five complaints closed after initial enquiries, three referred back for local determination and one case formally considered by the Ombudsman but not upheld. The Chief Executive and Directors were commended for their care in handling complaints.

**RESOLVED:** That the report be received and noted.

#### MATTERS FOR CONSIDERATION IN PRIVATE

#### OS 18/28 EXCLUSION OF PRESS AND PUBLIC

There were no items considered in private.

The meeting ended at 8.10 pm

## Agenda Item 4

Any Executive Decisions which have been "called in"



# TONBRIDGE & MALLING BOROUGH COUNCIL OVERVIEW AND SCRUTINY COMMITTEE

#### 18 October 2018

#### **Report of the Chief Executive**

Part 1- Public

**Matters for Recommendation to Cabinet** 

#### 1 ROAD CLOSURES REVIEW

To hear further evidence from key partners regarding the procedures used to implement temporary road closures for community events.

#### 1.1 Background

- 1.1.1 Following an initial report to the previous Overview and Scrutiny Committee on 16 August 2018, we have now sought views from partners regarding the powers available to allow temporary road closures. Recommendations arising were to seek the views of Kent Police as well as views of Kent County Council and other Kent Districts, prior to making a final decision.
- 1.1.2 I am pleased to confirm that Police Sergeant Peter Gilmore (Strategic Operation Planning) will be providing an overview of the road closure powers available and will highlight any concerns he has relating to the use of the different powers. A supplementary report may follow if PS Gilmore is able to provide a written statement prior to the meeting regarding the police position on this issue.
- 1.1.3 Kirstie Williams (Highway Manager) from KCC has been asked to provide a statement outlining the County Council view of the procedures used for road closures, attached as Annex 1.
- 1.1.4 All districts were contacted for their views on the use of the Town Police Clauses Act for road closures. Annex 2 provides a summary of the comments received so far. Of those received all have been using the TPCA for at least some of the road closures, which indicates that continued use of the TPCA is appropriate for local events.

#### 1.2 Legal Implications

1.2.1 As set out in the previous report.

#### 1.3 Financial and Value for Money Considerations

- 1.3.1 There is currently no established revenue budget for road closures, with costs limited to staff time for those dealing with the administration.
- 1.3.2 If it is found that the TPCA cannot be used to support local community events involving road closures, there would be a potential cost to community groups as the Highway Authority would make a charge of up to £1000 for each event.

#### 1.4 Risk Assessment

1.4.1 As above, costs for events may be prohibitive for local community groups.

#### 1.5 Equality Impact Assessment

1.5.1 The decisions recommended through this paper have a remote or low relevance to the substance of the Equality Act. There is no perceived impact on end users.

#### 1.6 Recommendations

1.6.1 Subject to further discussions with relevant partners, the continued use of Town Police Clauses Act 1847 for appropriate local community events BE CONFIRMED.

Background papers: contact: Gill Fox

Nil

Julie Beilby Chief Executive



5<sup>th</sup> October 2018

#### Use of Town Police Clauses Act for Event road closures.

I can confirm that Kent County Council are content with the current processes in place with Tonbridge & Malling Borough Council (detailed below) regarding the use of the Town Police Clauses Act for event road closures and will support the making of these traffic orders:

 TMBC will administer a TPCA closure on the condition that KCC have checked and given support to the event's traffic management plan in accordance with their network management duty.

kistie Williams

Kirstie Williams Highway Manager (Mid Kent)



### **Response from Kent Districts**

Ashford Borough Council	We do use TPC for road closures in the Borough of Ashford, for the sorts of events that you have outlined.
Canterbury City Council	We use the TPCA for parades and processions once we have had agreement form Kent Police. There have been some queries around whether it should be used for certain events like Race for Life and street parties this year however both of those have gone through KCC's TTRO. We are planning to use TPCs for the district's upcoming Remembrance events.
Folkestone and Hythe District Council	We do recognise the difficulty Kent Police have enforcing the TPCA 1847, and once an event exceeds a certain size or the roads being closed are of an important nature to the surrounding road network, the TPCA 1847 is no longer sufficient for the purpose of closing roads to protect the event and we ask the event organiser to request a Temporary Traffic Regulation Order from KCC.
Gravesham Borough Council	At Gravesham we do use the TPCA for road closures to assist with safety considerations. Whilst we seek to be as flexible as possible, we do need to demonstrate that their purpose is for one or more of the stated reasons in s21 – public rejoicing, procession or illumination or 'thronging'. Examples of their use include, St George's day and other processions, Remembrance Parades, Festivals, etc.
Sevenoaks District Council	Sevenoaks District Council uses the TPCA for road closures required for the purposes specified in Section 21, with the approval of the highway authority, Kent County Council and the Police, through our SAG meetings. This includes for parades and processions held on the public highway, such as remembrance day and bonfire night, and for illumination events, such as Christmas light switch-ons. For road closures required other events, KCC would make a TTRO.
Tunbridge Wells Borough Council	TWBC do still issue TPCA's for smaller community events such as markets and parades.



#### TONBRIDGE & MALLING BOROUGH COUNCIL

#### **OVERVIEW & SCRUTINY COMMITTEE**

#### 18 October 2018

Report of the Director of Street Scene, Leisure & Technical Services Part 1- Public

**Matters for Recommendation to Cabinet - Non-Key Decision** 

#### 1 PROVISION OF PUBLIC CONVENIENCES

Summary

This report presents the outcome of a review of the Council's current provision of public conveniences.

#### 1.1 Background

- At the meeting of this Committee on 21st June 2018, Members considered a 1.1.1 scoping report on the provision of public conveniences and agreed the options to be considered within the review.
- 1.1.2 It was agreed that a detailed audit of the Council's current provision of public conveniences be progressed and the following options for inclusion/exclusion within the review were confirmed:
  - i) Options for inclusion: establish a Community Toilet Scheme facility closure

facility retention

transfer to Parish/Town Councils

ii) Options for exclusion:- entrance charges

reduction in existing cleansing arrangements provision of new facilities (with the exception of

Tonbridge Farm Sportsground)

1.1.3 Members may recall that the Council currently operates 15 public conveniences across the Borough at an annual operational cost of £143,000 (excludes management & administration expenses and and non-current asset depreciation). 8 of the existing public conveniences are in parish centres, 3 in Tonbridge town centre and 4 in open spaces owned by the Borough Council. A location plan of the existing facilities in shown at Annex 1.

#### 1.2 **Audit of Existing Provision**

1.2.1 A detailed audit of the current provision has been undertaken and for each public convenience the following information has been included:-

- location and size of facility
- facilities provided e.g. male/female, disabled, baby change, etc.
- opening hours
- assessment of current condition
- alternative provision
- 1.2.2 A full copy of the audit is attached at **Annex 2** and has proven to be an extremely helpful reference document when considering the way forward for each facility. In particular, the condition survey of each facility, both internally and externally, will be used to help determine maintenance priorities in liaison with the Building and Facilities Manager.

#### 1.3 Feedback from Parish/Town Councils and Tonbridge Ward Members

1.3.1 In order to assist in the review, and particularly bearing in mind the potential option of transferring ownership/responsibility of the existing facilities, feedback was sought from Parish/Town Councils and Tonbridge Ward Members regarding the existing public convenience(s) located in their area. I have attached at **Annex 3** a summary of feedback received, which has been used to help shape the suggested way forward. Members will note that the majority of the Parish/Town Councils have agreed to engage in further liaison with the Council. Liaison has also been undertaken with the Community Safety Unit which has confirmed very few anti-social behaviour issues within the toilets.

#### 1.4 Public Convenience Cleansing Contract

- 1.4.1 The existing public convenience cleansing contract, valued at £65,100 per annum, is provided by SHS Ltd. The contract terminates on 28<sup>th</sup> February 2019, and allows for two one year contract extensions by the Council.
- 1.4.2 It is proposed that the contract be formally extended for 1 year up until 28<sup>th</sup> February 2020, subject to agreement with the existing contractor. This will enable adequate time to agree the way forward for each facility, report to Members and then, if appropriate, re-package and tender the contract.

#### 1.5 Proposed Way Forward

- 1.5.1 Clearly Members of this Committee have a wide range of options available to them, ranging from no change to the existing arrangements, to the complete closure of all the current public conveniences. This range of options reflects the fact that the existing service is of a discretionary nature. In anticipation that Members would wish to enable public access to facilities where there is an identified need, or no suitable alternative facilities are available, I have attached at **Annex 4** a proposed way forward for each existing facility to provide a starting point for Member discussion at the meeting.
- 1.5.2 In overview the proposals:-

- take into account feedback received;
- recognise the value of public conveniences;
- identify the most appropriate and fairest provider for the future with no unnecessary closure of facilities;
- treat each existing facility on an individual basis as it is felt that there is not a 'one size fits all' solution;
- for 7 of the existing facilities in parished areas it is suggested that meetings take place with each individual Parish/Town Council to arrange the transfer of ownership to the Parish/Town Council, and to agree the arrangements of such an approach. The Parish Council would become responsible for the maintenance and operation of the toilet(s) at its own cost. In order to enable the parishes to prepare for such a change it is proposed that the transfer would take place in spring 2020, once this Council's public convenience cleansing contract has expired. It is felt that a transfer to the Parish/Town Council would enable local facilities to be managed at a local level. The current facility in Wrotham is owned by the Parish Council, so no transfer would be necessary;
- determine that the 4 public conveniences currently serving areas of open space be retained due to high levels of usage and the essential nature of the facilities in enabling people to enjoy the facilities on site and undertake an active lifestyle; and
- suggest provision in Tonbridge town centre focusses on the Priory Road and Castle Grounds facilities, with existing usage of the Angel Centre toilets met by alternative facilities. There are currently toilets within the Angel Centre building suitable for public use, and other publicly accessible toilets in close vicinity including Beales and Sainsburys. Such an approach would enable the existing public toilet area within the Angel Centre to be transferred to the Leisure Trust and be used for an alternative purpose. It is possible in the longer term that the need for the Castle Grounds toilets could be reviewed taking into account the alternative facilities in the locality. This would require further detailed investigation, particularly with regard suitable facilities for people with disabilities. To ensure fairness with the Parish/Town Councils, the cost of non-strategic facilities in Tonbridge would need to be met through special expenses.
- 1.5.3 In addition to the above, it is suggested that an improvement programme be developed by the Building & Estates Manager to address a number of issues regarding the condition of the existing facilities identified in the audit.
- 1.5.4 Progressing future proposals will take time to complete and it is proposed that progress be reported to future meetings of the Street Scene & Environment Advisory Board.

#### 1.6 Legal Implications

- 1.6.1 There is no statutory requirement for the Council to provide public conveniences. The current public convenience cleansing contract terminates on 28<sup>th</sup> February 2019, although extensions are possible.
- 1.6.2 The Provisions relations to "special expenses" are contained in the Local Government Finance Act 1992 at sections 34 and 35. These sections allow different amounts of council tax to be calculated for different parts of the district, depending on what if any "special items" relate to those parts. The Special Expenses policy adopted by Full Council in November 2016 would need to be updated and approved if changes as outlined in the report went ahead.

#### 1.7 Financial and Value for Money Considerations

1.7.1 If Members are minded to approve the proposed way forward, it is estimated that future revenue savings of circa £85,000 could be achieved to contribute to the Council's Savings & Transformation Strategy. This broad estimate has taken into account potential savings on the cleaning contract, utilities, rates and repairs expenditure. It is too early at this stage to be accurate over the savings and these will need to be confirmed within future reports to the Street Scene & Environment Advisory Board. The provision of public conveniences is a discretionary service provided by the Council and it is therefore entirely appropriate for it to be reviewed by Members.

#### 1.8 Risk Assessment

1.8.1 It is important for the Council to undertake the review to ensure that existing services are being provided in accordance with need, it is not duplicating alternative provision and is delivering the services as cost effectively as possible.

#### 1.9 Equality Impact Assessment

1.9.1 An Equality Impact Assessment (EQIA) will need to accompany future reports to the Advisory Board. It is not felt necessary to progress an EQIA for the proposed closure of the Angel Centre public toilets as accessible toilets will remain available to the public within the Angel Centre, and at other suitable alternatives in close proximity.

#### 1.10 Policy Considerations

- 1.10.1 Asset Management
- 1.10.2 Communications
- 1.10.3 Community

#### 1.10.4 Procurement

#### 1.11 Recommendations

#### 1.11.1 It is RECOMMENDED to CABINET that:-

- subject to agreement with the existing contractor, the existing public convenience cleansing contract be extended for 12 months in accordance with current contract conditions;
- ii) meetings be undertaken with individual Parish/Town Councils to agree the transfer of ownership of the Council's public conveniences currently located in their area:
- iii) the existing provision of public conveniences at Leybourne Lakes Country Park, Haysden Country Park, Tonbridge Racecourse Sportsground and Tonbridge Cemetery be retained;
- iv) the existing Priory Road and Castle Grounds public conveniences in Tonbridge be retained:
- v) the existing Angel Centre public toilets be closed with the public redirected to existing alternative provision;
- vi) further investigation be undertaken into the suitability of alternative toilets in the vicinity of Tonbridge Castle to determine the future provision of Castle Grounds toilets;
- vii) the Building & Estates Manager be requested to bring forward an improvement programme for those facilities to be retained/transferred;
- viii) future reports be submitted to the Street Scene & Environment Advisory Board on the outcome of the review, accompanied by an Equality Impact Assessment and financial appraisal.

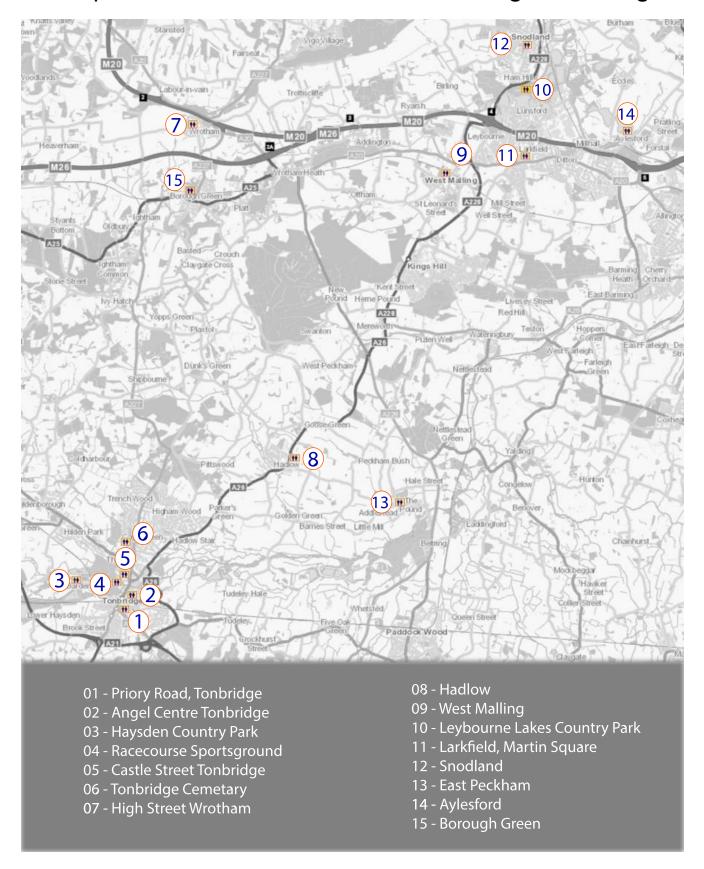
Background papers: contact: Robert Styles

Nil

Robert Styles
Director of Street Scene, Leisure & Technical Services



### Map of Public Conveniences in Tonbridge & Mailing



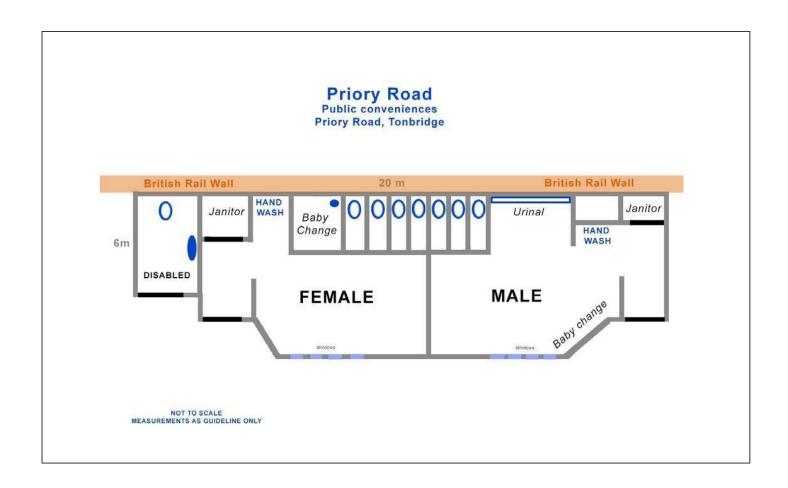


# Priory Road (opposite Tonbridge Station)



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ng	
Brick built with composite tile pitched roof.	
ould	
ed	
le	
-	

	ANNEX Z
Nearest parking 50 m	(2 hrs free)
All facilities are well lit and in reasonable repair, some graffiti in female baby change room.	
Hand washing stations had warm water.	
All facilities are well lit and in reasonable repair, Ceilings however in poor repair with paint	
peeling off.	
Hand washing stations had warm water.	
Hot tap in disabled toilet not working, only cold tap working.	
No	
Vac	
163	
Yes	
Yes	
Not noticeable	
Stainless steel very scratched	
Some in Female toilet.	
Yes	
Twice Daily	
	All facilities are well lit and in reasonable rep Hand washing stations had warm water.  All facilities are well lit and in reasonable rep peeling off. Hand washing stations had warm water.  Hot tap in disabled toilet not working, only of  Yes  Yes  Yes  Yes  Not noticeable  Stainless steel very scratched  Some in Female toilet.  Yes



It was noted that although Lidl store is	
opposite the Priory Road toilets there are no	
customer toilets the store.	
customer tonets the store.	
Shell Garage,	5 minutes on foot.
Quarry Hill Road	One toilet with disabled access.
Tonbridge Station,	1 minute on foot.
Quarry Hill Road	Facilities are through the ticket barrier, so only viable as
	an alternative to train travellers
Saltwater fish restaurant,	3 minutes on foot.
Barden Road	M/F/D facilities, but accessed through dining area.
	Open 10am – 11pm
McDonalds,	4 minutes on foot.
High Street	M/F/D & baby change facilities, well maintained.
	Open 9 am – 11 pm Mon- Sun
Sainsbury,	7 minutes on foot.
Angel Lane	M/F/D & baby change facilities, good access
	Open 8am – 10pm Mon- Sat. 10am – 4pm Sunday
Café Nero,	4 minutes on foot.
High Street	M/F/D facilities, access in main café area.
	Open 7am – 6.30pm Mon- Sun
The Finch House,	4 minutes on foot.
High Street	M/F/D facilities, access through seating area.
	Open 8am – 6pm
Angel Centre,	7 minutes on foot.
Angel Lane	M/F/D & baby change facilities access through till gates
	Open 8am – 10pm Mon- Sat. 9am-10pm Sunday.
	Toilets in Changing rooms and on ground floor inner
	foyer area









Female Toilets



Male toilets



Male Toilets



Male toilet baby change area.



Disabled toilet.

# Angel Centre

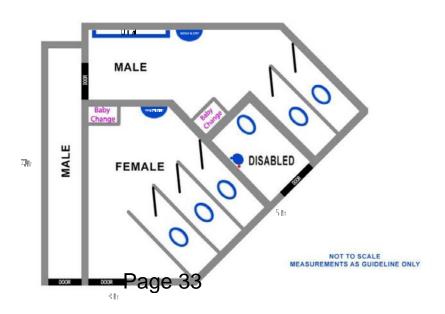


Female Facilities	3 female toilet cubicles, one open baby change shelf, one hand wash station.	Cream composite stone flooring tiles and stainless steel.
Male Facilities	3 Male toilet cubicles, 2.5 metre urinal trough, open baby change shelf, one hand wash stations.	Cream composite stone flooring tiles and stainless steel. Awkward passageway entrance.
Disabled	Yes, one unisex toilet with basin and air	RADAR system key.
Facilities	hand drier	Cream composite stone flooring tiles and stainless steel.
Size of Building	Approx. 6.5 metres wide, 6.5 metres deep.	Triangulated space in Angel Centre building, under covered walkway.
Building Materials	Brick built exterior	
Entrances, Doors	Three wooden doors arch unlocked sprung closed.	Disabled RADAR key
Windows		
Exterior condition	Exterior in reasonable overall condition,  Page 32	

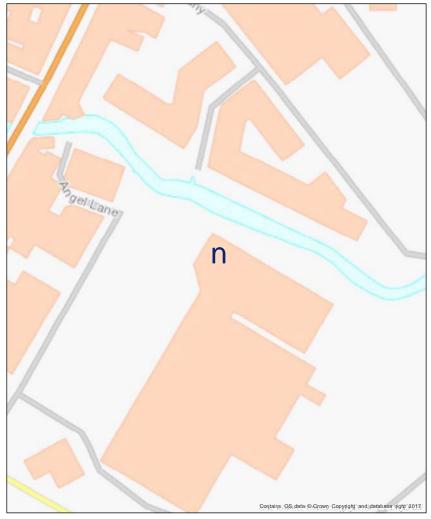
#### ANNEX 2

		AININEA Z
Signage	Signage only on the doors which are blue in keeping with the other public toilets in the town.	Not obvious to visitors to Town
Opening times	Open 24 HRS.	Doors are unlocked but closed on Male and Female toilet entrances
Next nearest PC	Priory Road	12 mins on foot
Nearest parking	Nearest parking 5 m	Angel Centre Carpark £1.30 hr.
Interior condition Female	Slight odour, dirty ceiling light panels, hand- Stainless steel mirror useable	wash, soap & dryer working. Floor very grubby.
Interior condition Male	Some odour, floor very dirty, evidence of graffiti cleaned off stainless steel walls. Ceiling light panels dirty and dusty. Baby change shelf dirty. Mirror too scratched to be of use. Some broken tiles.	
Interior condition Disabled	Tile and white porcelain. Dirty floor, ceiling light panels clean and bright. Broken and missing tiling needing repair. Basin tap working (cold only) and hand-drier working.	
Drug paraphernalia?	No	
Lights working?	Yes, mostly, but some panels dirty	
Baby change?	Yes, stainless steel shelf open to view	
Hand-wash	Yes	
Odour	Yes in M and F	
Mirrors	Stainless steel a bit scratched.	Not of use in Male
Graffiti?	Cleaned but traces left	
Locks working?	Yes	
Cleaning	Once Daily	
	I .	

## Angel Centle Aublic conveniences



Angel Centre,	1 minute on foot.
Angel Lane	M/F/D & baby change facilities access through till gates
	Open 8am – 10pm Mon- Sat. 9am-10pm Sunday.
	Toilets in Changing rooms and on ground floor inner
	foyer area
Sainsbury,	2 minutes on foot.
Angel Lane	M/F/D & baby change facilities, good access
	Open 8am – 10pm Mon- Sat. 10am – 4pm Sunday
The Finch House,	4 minutes on foot.
High Street	M/F/D facilities, access through seating area.
	Open 8am – 6pm
Café Nero,	5 minutes on foot.
High Street	M/F/D facilities, access in main café area.
	Open 7am – 6.30pm Mon- Sun
Starbucks, Tonbridge High St.	5 minutes on foot.
	M & F shared Disabled & baby change facilities, good
	access
	Open 8am – 10pm Mon- Sat. 10am – 4pm Sunday
Greggs	5 minutes on foot.
High Street	Male & Female shared, (small access). Disabled facilities,
	access through main café area.
	Open 6.30am – 6.00pm Mon- Sun
Wetherspoon Public House	6 minutes on foot.
High Street	Male, Female, Disabled & Baby-change, access through
	seating area.
	Open 8am – 11pm, (8pm curfew for under 16.)
McDonalds,	5 minutes on foot.
High Street	M/F/D & baby change facilities, well maintained.
	Open 9 am – 11 pm Mon- Sun



 Location:
 Angel Centre Public Tonbridge

 Disabled Access:
 Access via Radar Key

 Baby Changing:
 Facilities available



Female Toilets



**Female Toilets** 



Male toilets



Disabled toilet showing missing tiles



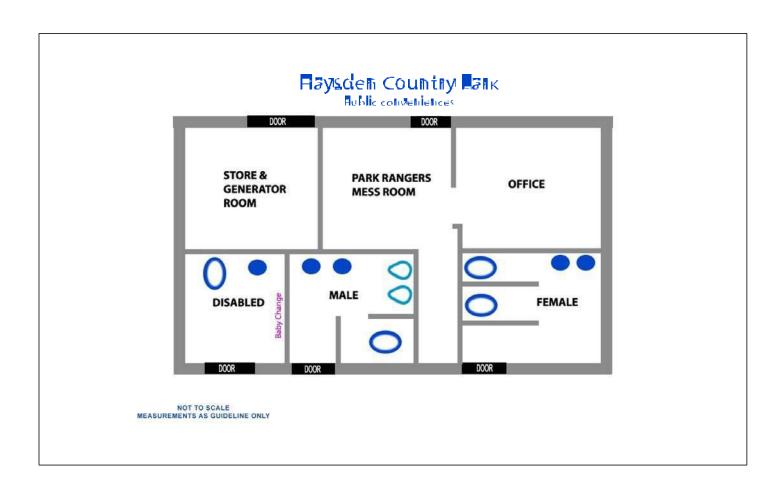
Female toilet showing damaged seat

## Haysden Country Park (car park)



Female	2 female toilet cubicles, 2 basins. Drinking	Blue tile and painted walls
Facilities	water tap, heater on wall, hot air hand	
	dryer	
Male	1 Male toilet cubicles , two urinals. 2	Blue tile and painted walls
Facilities	basins.	
	Drinking water tap, heater on wall, hot air	
	hand dryer (new)	
Disabled	Yes, one unisex, including baby change,	RADAR system key, also available from café
Facilities	one basin and hot air hand dryer	when open. Well heated room.
Size of	10 metres wide, 3.6 metres deep.	
Building		
Building	Timber clad breeze block, moss covered felt roof. Blends well with Country Park setting.	
Materials	Building shared with Park Rangers facilities at rear	
Entrances,	Three doors. Windows to the front and	
Doors	side (female) with polycarbonate roof light	
Windows	domes	
Exterior	Exterior in good overall condition, although very muddy.	
condition		
Signage	The only signage was the 'MALE', 'FEMALE'	
	and 'DISABLED' signs on doors, but building	
	easy to identify as a Public Toilet as the	
	only building in the area	
Opening	Open during Country Park opening times	
times		
Next	Priory Road or Tonbridge Racecourse	10 mins by car
nearest PC	Page 37	7

		ANNEX 2
Nearest	Nearest parking 10 m	(4 hrs £1.00 fee)
parking		
Interior	All facilities are well lit and in reasonal	ole repair. Hand washing stations had warm water.
condition		
Female		
Interior	All facilities are well lit and in reasonal	ole repair. Hand washing stations had warm water.
condition		
Male		
Interior		ble repair. Hand washing stations had warm water.
condition	Baby change all in good condition and	well heated.
Disabled		
Drug	No	
paraphernalia?		
Lights working?	Yes	
Baby change?	Yes	In Disabled Toilet and only access with key
Hand-wash	Yes	in Disabled Force and only decess mankey
Odour	None noticeable	
Mirror	No	
Graffiti?	None	
Locks working?	Yes	
Cleaning	Once Daily	



Potential alternative toilet facilities	
There are no viable alternative facilities within 30 minutes by foot	
Shell Garage,	10 minutes drive
Quarry Hill Road	One toilet with disabled access.





Disabled Access: Access via Radar Key Baby Changing: No facilities available

Female Toilets



Male toilets



Female Toilets



Male toilets



Disabled toilet.

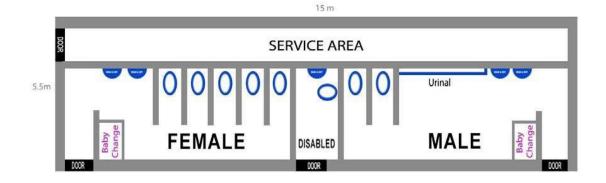
## Racecourse Sports Ground



Female Facilities	5 female toilet cubicles, one open baby change shelf, two hand wash stations.	Red tile floor and stainless steel.
Male Facilities	2 Male toilet cubicles, 3 metre urinal trough, one open baby change shelf, two hand wash stations.	Red tile floor and stainless steel.
Disabled Facilities	Yes, one unisex	RADAR system key. Red tile floor and stainless steel.
Size of Building	15.5 metres wide, 5.5 metres deep.	Well placed at 4-way junction in North East corner of park
Building Materials	•	y utilitarian building, that was clearly built to use especially for children and parents using
Entrances, Doors	Three Stainless steel doors. One janitors	M&F doors locked open
Windows	door, no windows.	Disabled RADAR key
Exterior condition	Exterior in reasonable overall condition, minor graffiti on exterior.	
	Page 41	

		AININEA Z
Signage	Large 'MALE', 'FEMALE' and 'DISABLED'	Signage at each end of the building. And
	signs above the doors, looked to be lit at	around the paths and walkways, including
	night, but not confirmed	the newly appointed riverside walk.
Opening times	Open 24 HRS.	Doors are locked open on Male and
		Female toilet entrances
Next nearest PC	Castle Street	10 mins on foot (uphill)
	Priory Road	20 mins on foot
Nearest parking	Nearest parking 50 m	Lower castle field car park £1.30 hr.
Interior condition	All facilities are very utilitarian lighting is f	irom florescent lights above diffused namels
Female	which are dirty.	rom florescent lights above diffused panels
remale	Hand washing stations vandalised and not	working
Laka dan asa diki sa		
Interior condition	All facilities are very utilitarian, lighting is from florescent lights above diffused panels	
Male	which are dirty and some not working. No paper on one toilet.	
Interior condition	Hand washing stations not working - soap	only on one
Disabled	Clean, odour free, well lit.	
Disabled		
Drug paraphernalia?	No	
Lights working?	Yes, mostly, but panels dirty	
Baby change?	Yes, stainless steel shelf open to view	
Hand-wash	Yes, none working in M&F	
Odour	Some in male toilet	
Mirrors	Stainless steel very scratched	
Graffiti?	Minor on exterior.	
1 1 2	1	<u> </u>
Locks working?	Yes	

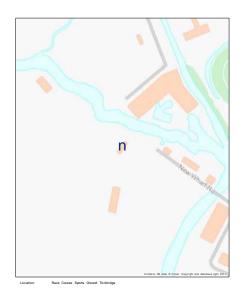
### Racecourse Sports Ground Public conveniences



NOT TO SCALE MEASUREMENTS AS GUIDELINE ONLY

Tonbridge Swimming pool	2 minutes on foot. Male and Female toilets just inside main entrance, signed as public toilets, Disabled toilet access through till gate (with baby change)
Tonbridge Castle	Open 6am-10pm Mon-Fri. 10am-8pm Sat-Sun 8 minutes on foot. Male, Female, Disabled. 8.30am-5.00pm Mon-Fri. 9am-5.pm Saturday 10.30am-4.30pm Sunday.
Castle Street public toilet	10 minutes on foot. 24 hrs
Old Fire Station Café, Castle Street	10 minutes on foot. Male, Female, Disabled & Babychange. Limited size, access through main café seating area. 8.30am-4.00pm Mon- Sat. 9.30am-4.00pm Sunday. Also, Thus. Fri. & Sat 6pm-11pm
Tonbridge Judians RFC, Lower Castle Field car park.	3 minutes on foot. M/F/D facilities, but limited opening times
Tonbridge Junior Football Club, middle of Sportsground	4 minutes on foot. M/F/D facilities, but limited opening times
Starbucks, Tonbridge High St.	7 minutes on foot.  M & F shared Disabled & baby change facilities, good access  Open 8am – 10pm Mon- Sat. 10am – 4pm Sunday
Greggs High Street	7minutes on foot. Male & Female shared, (small access). Disabled facilities, access through main café area. Open 6.30am – 6.00pm Mon- Sun
Wetherspoon Public House High Street	8 minutes on foot. Male, Female, Disabled & Baby-change, access through seating area. Open 8am – 11pm, (8pm curfew for under 16.)







Disabled Access: Access via Radar Ke Baby Changing: Facilities available

Female Toilets



Male toilets



Male Toilets



Male toilet showing baby change area.



Disabled toilet.

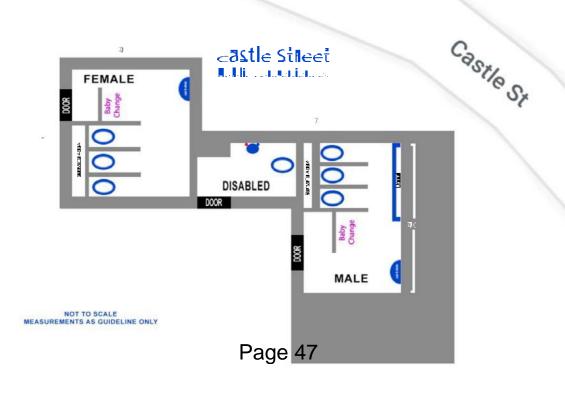
### Castle Street

Tonbridge

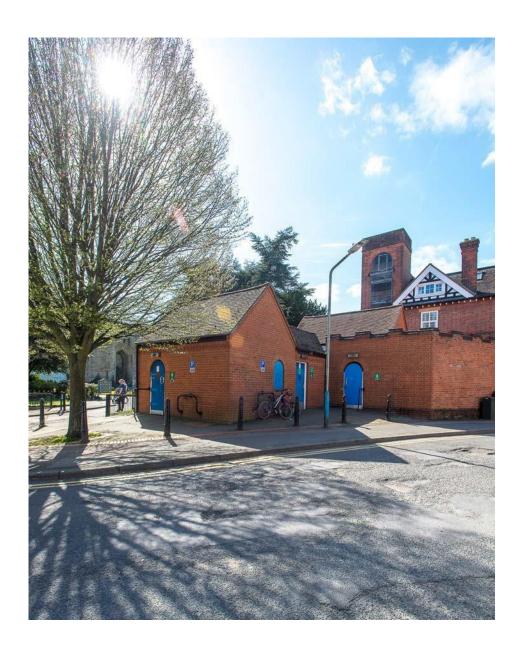


Female Facilities	3 female toilet cubicles, one open baby change shelf, one hand wash station.	Cream tile floor and stainless steel.
Male Facilities	3 Male toilet cubicles, 2.5 metre urinal trough, open baby change shelf, one hand wash stations.	Cream tile floor and stainless steel.
Disabled	Yes, one unisex toilet with basin and air	RADAR system key.
Facilities	hand drier	Cream tile floor and stainless steel.
Size of Building	Approx. 11 metres wide, 5.5 metres deep.	
Building Materials	Brick built with red tile pitched roof. In keepi	ng with surrounding architecture.
Entrances,	Three wooden doors fitting to doorway	Disabled RADAR key
Doors	arch unlocked but sprung closed.	Female door has some rough repair work on
Windows		hinges visible on outside.
Exterior condition	Exterior in reasonable overall condition, as s	aid in keeping with surrounding area.

		AININEX Z
Signage	Signage on building, but not very obvious, Some signage at the Castle for the toilets	
Opening times	Open 24 HRS.	Doors are unlocked on Male and Female toilet entrances
Next nearest PC	Racecourse Sports ground	10 mins on foot
Nearest parking	Nearest parking 50 m	Castle car park £1.30 hr.
Interior condition Female	Clean, no odour, well lit, but some light pan interior	els need cleaning. Utilitarian stainless steel
Interior condition Male	Some odour floor very dirty, toilet seats bro	ken in two of three toilets no soap in handwash
Interior condition Disabled	One skylight, interior a bit grubby and janito	or's door lock vandalised
Drug paraphernalia?	No	
Lights working?	Yes, mostly, but panels dirty	
Baby change?	Yes, stainless steel shelf open to view	
Hand-wash	Yes, but no soap in male toilet	
Odour	Some in male toilet	
Mirrors	Stainless steel a bit scratched, just useable	
Graffiti?	no	
	<del> </del>	1
Locks working?	Yes	



Old Fire Station Café, Castle Street	1minute on foot. Male, Female, Disabled & Baby-change.
,	Limited size, access through main café seating area.
	8.30am-4.00pm Mon- Sat. 9.30am-4.00pm Sunday.
	Also, Thus. Fri. & Sat 6pm-11pm
Tonbridge Castle	2 minutes on foot. Male, Female, Disabled.
	8.30am-5.00pm Mon-Fri. 9am-5.pm Saturday
	10.30am-4.30pm Sunday.
Tonbridge Swimming pool	5 minutes on foot. Male and Female toilets just inside
	main entrance, signed as public toilets, Disabled toilet
	access through till gate (with baby change)
	Open 6am-10pm Mon-Fri. 10am-8pm Sat-Sun
Tonbridge Judians RFC, Lower Castle Field car	5 minutes on foot.
park.	M/F/D facilities, but limited opening times
Starbucks, Tonbridge High St.	7 minutes on foot.
	M & F shared Disabled & baby change facilities, good
	access
	Open 8am – 10pm Mon- Sat. 10am – 4pm Sunday
Greggs	8minutes on foot.
High Street	Male & Female shared, (small access). Disabled facilities,
	access through main café area.
	Open 6.30am – 6.00pm Mon- Sun
Wetherspoon Public House	6minutes on foot.
High Street	Male, Female, Disabled & Baby-change, access through
	seating area.
	Open 8am – 11pm, (8pm curfew for under 16.)
St Peter & St Paul Church	4 minutes on foot.
Church Lane	Male, Female & Disabled good access, just inside foyer.
	9am – 4pm Monday – Saturday.
	8am - 8pm Sunday
Rose & Crown public house	2 minutes on foot.
High Street, Tonbridge	Male, Female, Disabled & Baby-change, but disabled
	access through gated side entrance as main door not
	suitable. Open 8am-11pm. But access through bar and
	public hotel areas when side gate closed.
Chequers public house	2 minutes on foot.
High Street, Tonbridge	Male, Female, Disabled & Baby-change, but not suitable
	for easy disabled access.







Female Toilets



Male toilets Female toilet door



Female toilet showing handwash area.



Disabled toilet

# Tonbridge Cemetery Welland Road

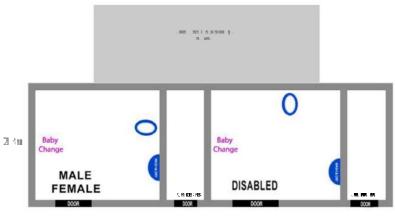


Female Facilities	One shared Male / Female toilet with fold down baby change shelf	Red tile floor with stainless steel walls and fittings
Male Facilities	One shared Male / Female toilet with fold down baby change shelf	Red tile floor with stainless steel walls and fittings
Disabled	Yes, one unisex toilet with	RADAR system key.
Facilities	hand-wash/soap/air-dry unit and flod	Red tile floor with stainless steel walls and
	down baby change shelf	fittings
Size of	Approx. 6.7 metres wide, 2.4 metres deep.	Located inside Cemetery grounds
Building		
Building	Brick built exterior, flat roof	
Materials		
Entrances,	Two stainless steel doors and two service	Disabled RADAR key
Doors	doors. Wheelchair access to all facilities	
Windows		
Exterior	Exterior in reasonable overall condition,	
condition	_	

Page 51

		AININEX Z
Signage	Small signs on the doors	Looks like they are not public conveniences, but part of the cemetery
Opening times	Only when there is a service or on request from Cemetery staff	Doors are otherwise locked, including the disabled toilet which when unlocked also has RADAR key entry
Next nearest PC	Castle Street	20 mins on foot
Nearest parking	Nearest parking 5 m	Outside gates on Welland Road. Free
Interior condition Female	Some odour, bin full, toilet seat missing. Har	nd-wash working. Generally clean otherwise
Interior condition Male	As above	
Interior condition Disabled	Generally clean and in good condition. Hand	I-wash working.
Drug paraphernalia?	No	
Lights working?	Yes	
Baby change?	Yes	
Hand-wash	Yes	
Odour	Slight, in M and F	
Mirrors	Stainless steel good condition	
Graffiti?	Cleaned but traces left	
Locks working?	Yes	

### Tak blidge Celfficielly Hubble conveniences



Potential alternative toilet facili	<del>_</del>
Royal Oak public house, Welland road	1 minute on foot.
	M/F/with disabled facilities.
	Approx. 11.30am-11pm,
Shell Garage, Shipbourne Road	1 minute on foot.
	M/F/D & baby change facilities, good access
	Open 7am – 11pm Mon- Sat. 8am – 10pm Sunday
	Parking on forecourt.





Tonbridge Cemetary Public Toilets



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Male / Female Toilets



Disabled toilet



Male / Female Toilets



Disabled toilet



Male / Female Toilets

## Wrotham High Street.



Female Facilities	Two toilets, one basin (no soap or hand dry).	Red tile floor with stainless steel walls and fittings
	one Baby-change shelf	
Male	One toilet, one urinal trough, one basin,	Red tile floor with stainless steel walls and
Facilities	one Baby-change shelf	fittings
Disabled	One unisex toilet with	RADAR system key.
Facilities	one basin (no soap or hand dry paper).	Red tile floor with painted walls and porcelain
	Heater bar (not tested),	fittings
Size of	6.5 metres wide, 3.5 metres deep.	
Building		
Building	Brick and painted render exterior, red tiled roof, skylight roof windows	
Materials		
Entrances,	Three blue wooden doors. Wheelchair	Disabled RADAR key
Doors	access to all facilities	M &F doors unlocked closed
Windows		
Exterior	Exterior in reasonable condition. Exterior lights lit during the day.	
condition		

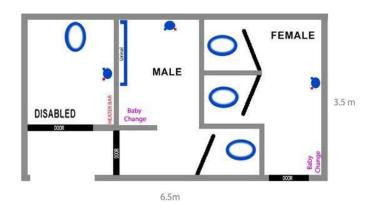
No signage noticed in village

	doors.	
Opening times	24 HR	Doors are locked open except disabled toilet which has RADAR key entry
Next	Borough Green	M,F & D facilities. 15 min Drive.
nearest PC		
Nearest	Directly outside - free	
parking		
	<del>,</del>	
Interior		d overgrown with adjacent vines. Hand-wash,
condition	no soap or air-dry. No odour.	
Female		
Interior	Wet and damaged floor, stainless steel walls have some damage. Strong odour. Ceiling	
condition	dirty as in Female toilet	
Male		
Interior	Fluorescent and natural light panels dirty, all a bit grubby generally.	
condition		
Disabled		T
Drug paraphernalia?	No	
Lights working?	Yes, but dirty panels	
Baby change?	yes	
Hand-wash	Yes, water only.	
Odour	Yes, in Male	
Mirrors	No	
Graffiti?	No	
Locks working?	Yes but one not in the Female.	
Cleaning	Once daily	

Small green signs on the walls next to the

Signage

### Wrotham Public conveniences



NOT TO SCALE
MEASUREMENTS AS GUIDELINE ONLY

Bull Hotel, High St	4 minutes on foot.
· -	M/F/with disabled facilities, access through bar or
	carpark
	Open 10am-11pm (not confirmed)
Rose & Crown public house	6 minutes on foot.
	M/F/with disabled facilities. Access through Bar area.
	11.00am-11pm Mon-Sun.
George & Dragon Public House	6minuts on foot.
	M/F/with disabled facilities. Step to front, but possible
	rear access or ramp available



Signage on Wrotham Public Toilets





Male Toilets





Female Toilets



Disabled entrance



Disabled toilet



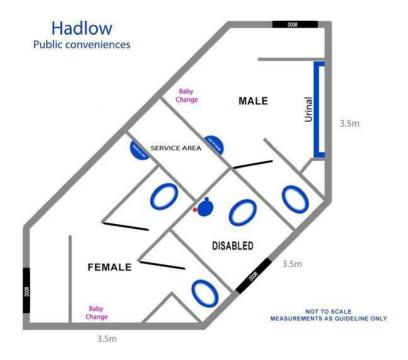
Roof light panels Wrotham Toilets

Hadlow
Court Lane and Tonbridge Road junction



Female	Two toilets, one handwash/soap/dry unit.	Red tile floor with stainless steel walls and
Facilities	One Baby-change shelf	fittings
Male	One toilet, one urinal trough, one	Red tile floor with stainless steel walls and
Facilities	handwash/soap/dry unit.	fittings
	One Baby-change shelf	
Disabled	Yes, one unisex toilet with	RADAR system key.
Facilities	Basin & air-dry unit	Red tile floor with stainless steel walls and
		fittings
Size of		
Building		
Building	Brick built exterior, tiled roof	
Materials		
Entrances,	Three stainless steel doors. Wheelchair	Disabled RADAR key
Doors	access to all facilities. Windows sealed off	M &F doors locked open
Windows		
Exterior	Exterior in good overall condition, tree and planting outside on corner plot, moss covered	
condition	roof Page 6	1

Signage	Small green signs on the walls and also lit signs next to the doors	
Opening times	24 HR	Doors are locked open except disabled toilet which has RADAR key entry
Next nearest PC	Tonbridge Town	
Nearest parking	On High street 10m - Free	
Interior condition Female	Fluorescent Light panels dirty. Hand-wash, S	oap and air-dry working
Interior condition Male	Not all lights working. Some odour. Toilet seat damaged (burnt). Generally, not very clean. Hand-wash, Soap and air-dry working	
Interior condition Disabled	Hand-wash, Soap and air-dry working. Fluorescent Light panels dirty. But clean and odour free, mirror unscratched.	
Davis	l NI	T
Drug paraphernalia?	No	
Lights working?	Yes, but dirty panels	
Baby change?	Yes M & F	
Hand-wash	Yes	
Odour	Slight in male only	
Mirrors	Stainless steel, useable	
Graffiti?	No	
Locks working?	Yes	
Cleaning	Once daily	



Two Brewers public house, High St	1 minute on foot. M/F/with disabled facilities. Approx. 10.00am-11pm,
Hadlow Church	Doors locked at time of visit, so considered unreliable alternative.
Broadview Garden Centre tea rooms, next to Hadlow College	15 min on foot. With carpark 9am-5pm Mon-Sat, 10am-4pm Sunday



**Hadlow Public Toilets** 





Male Toilets



Female Toilets





Disabled toilet



Female baby-change shelf

## West Malling, King Street.



Female Facilities	Two toilets, one hand-wash/soap/dry unit.	Red tile floor with stainless steel walls and fittings
Male Facilities	One toilet, one urinal trough, one handwash/soap/dry unit.	Red tile floor with stainless steel walls and fittings
Disabled	Yes, one unisex toilet with	RADAR system key.
Facilities	one hand-wash/soap/dry unit.	Red tile floor with stainless steel walls and fittings
Size of Building	8 metres wide, 4.8 metres deep.	
Building Materials	Brick built exterior, corrugated tiled roof	
Entrances,	Three stainless steel doors. Wheelchair	Disabled RADAR key
Doors	access to all facilities. Windows sealed off	M &F doors locked open
Windows		
Exterior	Exterior in poor overall condition, pitted brickwork, missing bricks, bent railings, moss	
condition	covered roof. Exterior lights lit during the day.	

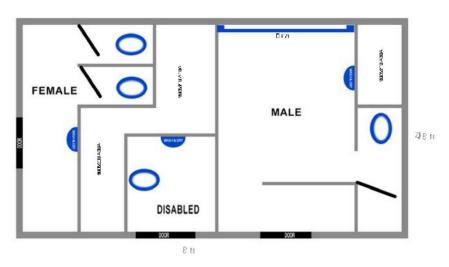
Signs on High St for King Street Toilets

	doors.	
Opening times	24 HR	Doors are locked open except disabled toilet which has RADAR key entry
Next	Manor Park Country Park	M,F & D facilities. 15 min on Foot.
nearest PC	·	Open 7am -8 pm approx
Nearest	On High street 20m - fee	
parking		
Interior condition Female	Fluorescent Light panels dirty. Hand-wash, s baby-change, mirror just useable. No Odou	Soap and air-dry working. Generally clean, No r.
Interior condition Male	Fluorescent Light panels dirty, generally 'dim and grim'. Hand-wash, Soap and air-dry working. Strong odour, floor dirty, tiles damaged near urinal. No baby-change. Generally not very pleasant.	
Interior	Clean, no odour, some signage damaged. Hand-wash, Soap and air-dry working. Lighting	
condition	dim.	
Disabled	But clean and odour free, mirror unscratched.	
Drug	No	
paraphernalia?		
Lights working?	Yes, but dirty panels and quite dim	
Baby change?	None	
Hand-wash	Yes	
Odour	Yes in male only	
Mirrors	Stainless steel, useable in F & D	
Graffiti?	No	
Locks working?	Yes	
Cleaning	Once daily	
	1	<u> </u>

Small green signs on the walls next to the

Signage

### West Malling Auhlic conveniences



NOT TO SCALE
MEASUREMENTS AS GUIDELINE ONLY

Costa Coffee, High Street	1 minute on foot.  M/F/with disabled facilities, all in one. But access down
	two steps.
	6.30am-7pm Mon-Sat, 7am-6.30pm Sunday
Five Pointed Star, High Street	1 minute on foot.
	M/F/with disabled facilities. Access through Bar area.
	10.00am-11pm Mon-Sun.
The Bull Inn, Town Hill	4minute on foot.
	M/F/with disabled facilities. Side access
	12.00am-11pm Mon-Sun.(not confirmed)
Franks Restaurant and Mussel Bar, Town Hill	2 minute on foot.
	M/F/with disabled facilities. Access through dining area
	11.30am-10.30pm Mon-Sun.
Joiners Arms, High Street	1 minute on foot.
	M/F/with disabled facilities. Access through Bar area.
	10.00am-11pm Mon-Sun.
St Mary the Virgin, High Street	Doors closed although sign claims that it's open all day
	for worship.
Manor Park Country Park	M,F & D facilities. 15 min on Foot.
Wallot Falk Country Falk	Open 7am -8 pm approx
Pad Thai Restaurant	Restricted opening times, not checked in detail
Imperial Dynasty Restaurant	Restricted opening times, not checked in detail
The Farmhouse Gastro Pub	Restricted opening times, not checked in detail





West Malling Public Toilets



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Male Toilets



Male Toilets



Female Toilets



Female Toilets



Disabled toilet



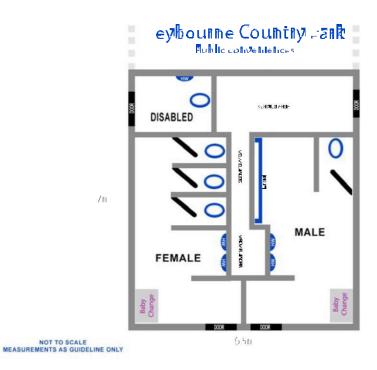
Signs on High Street

## Leybourne Country Park Leybourne Country Park car park, Larkfield.



Female Facilities	Three toilets, two hand-wash/soap/dry units, baby-change shelf, one water fountain.	Cream tile floor with stainless steel fittings and white tiled walls.
Male Facilities	One toilet, one urinal trough, two hand-wash/soap/dry units, baby-change shelf, one water fountain.	Cream tile floor with stainless steel fittings and white tiled walls.
Disabled Facilities	Yes, one unisex toilet with one hand-wash/soap/dry unit, one water fountain.	RADAR system key. Cream tile floor with stainless steel fittings and white tiled walls.
Size of Building	Toilet area 7 metres wide, 6.5 metres deep.	Forming part of the Park Rangers office and stores
Building Materials	Brick built exterior, tiled roof	
Entrances, Doors Windows	Three stainless steel doors. Wheelchair access to all facilities. One stainless steel service door.	Disabled RADAR key M &F doors locked open
Exterior condition	Brick exterior in good condition, some moss on roof.	
Signage	Good signage on exterior wall in keeping with the Country Park environment  Page 7	

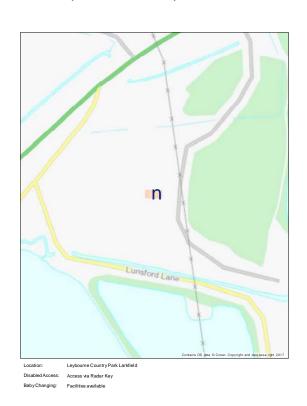
		7 11 11 12 17 2
Opening	8am – 8 pm (earlier closing in winter	Doors are unlocked but closed except
times	months?)	disabled toiled which has RADAR key entry
Next	Snodland	M,F & D facilities. 7 min Drive.
nearest PC		
Nearest	5 metres - Car park – pay and display	
parking		
Interior	Clean, bright, no vandalism, no odour, roof light panels have some debris, but overall very	
condition	pleasant facility.	
Female		
Interior	Bright, well lit from windows along side wall. no vandalism, some odour, floor quite dirty,	
condition	but overall very pleasant facility.	
Male		
Interior	Clean, no odour. Hand-wash, Soap and air-dry working. Floor quite dirty.	
condition		
Disabled		
Drug	No	
paraphernalia?		
Lights working?	Yes,	
Baby change?	Yes	
Hand-wash	Yes	
Odour	No	
Mirrors	Stainless steel	
Graffiti?	No	
Locks working?	Yes	
Cleaning	Once daily	



Potential alternative toilet facilities		
Shell garage, Malling Road	5 minutes on foot M/F/D. assumed open 24hr (not confirmed)	



Leybourne Country Park Toilets





Male Toilets



Male Toilets



Female Toilets



Female Toilets



Disabled toilet



Female Toilets

### Larkfield

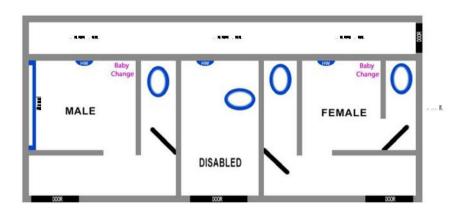
Martin Square



Female Facilities	Two toilets, one hand-wash/soap/dry unit, small triangular baby-change shelf.	Red tile floor with stainless steel walls and fittings
Male Facilities	One toilet, one urinal trough, one handwash/soap/dry unit, small triangular baby-change shelf.	Red tile floor with stainless steel walls and fittings
Disabled Facilities	Yes, one unisex toilet with one hand-wash/soap/dry unit.	RADAR system key. Red tile floor with stainless steel walls and fittings
Size of Building	8.4 metres wide, 3.6 metres deep.	
Building Materials	Brick, red tile roof. Stainless steel doors to N	lale, Female & Disabled toilets.
Entrances, Doors Windows	Three stainless steel doors. Wheelchair access to all facilities. One stainless steel service door.	Disabled RADAR key M &F doors locked open
Exterior condition	Good overall condition. Disabled door badly dented (vandalised)	

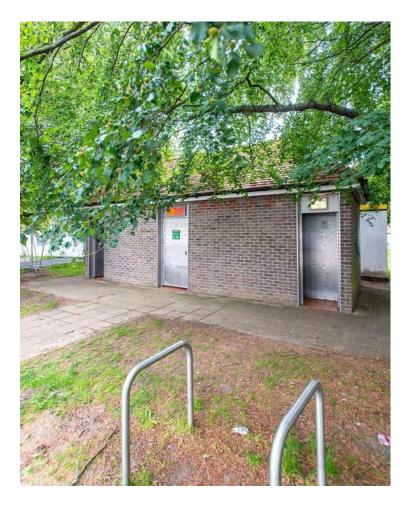
		ANNEX 2
Signage	Lit signs above toilet doors have been	
	defaced and vandalised. One sign on road	
	adjacent to Martin Square	
Opening	24 HR	Doors are unlocked but closed except
times		disabled toilet which has RADAR key entry
Next	Leybourne CP	M,F & D facilities. 15 min Drive.
nearest PC		
Nearest	10 metres - Martin Square - free	
parking		
Interior	Handwash/Soap/Dry working. Mirror scratc	hed, unuseable. Locks all working. Light panes
condition	dirty. Toilet seat pads different colours, one	white one black as in many other borough
Female	toilets giving a 'patched up at minimal expe	nse' look to repairs. Wall panels very scratched
	from graffiti removal.	
Interior	Strong odour, floor very dirty and stained around urinal which was also very stained.	
condition	Handwash /Dry working, soap not. Mirror scratched and not of any use. Ceiling light panels	
Male	very dirty and covered in debris. Generally very unpleasant facility.	
Interior	A bit grubby, the walls looked like they had been half cleaned and not finished. Light panels	
condition	dirty.	
Disabled		
Not used much	during visit.	
Drug	No	
paraphernalia?		
Lights working?	Yes, but dirty panels	
Baby change?	Yes	
Hand-wash	Yes part working	
Odour	Yes, strong in Male toilet	
Mirrors	Stainless steel, not useable in F & M	
Graffiti?	No	
Locks working?	Yes	
Cleaning		
Clearing	Once daily	



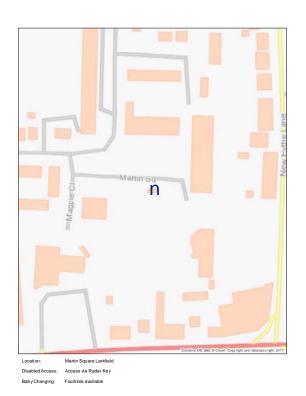


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Potential alternative toilet	facilities
Larkfield Leisure Centre	1 min walk
	M/F/with disabled access
	Open during office hours
Café Plaza	1 min walk
	One unisex toilet, but access through main seating area
	& step up into café not suitable for wheelchair access.
TM Leisure Trust office	1 min walk
	Not confirmed if there are accessible facilities
Larkfield Leisure Centre,	20 min walk
New Hythe Lane	Good facilities
	Open 6.30am – 10 pm weekdays, Sat & Sun 7am- 7pm



Larkfield Public Toilets





Male Toilets



Male Toilets



Female Toilets



Damaged Sign - Female Toilets



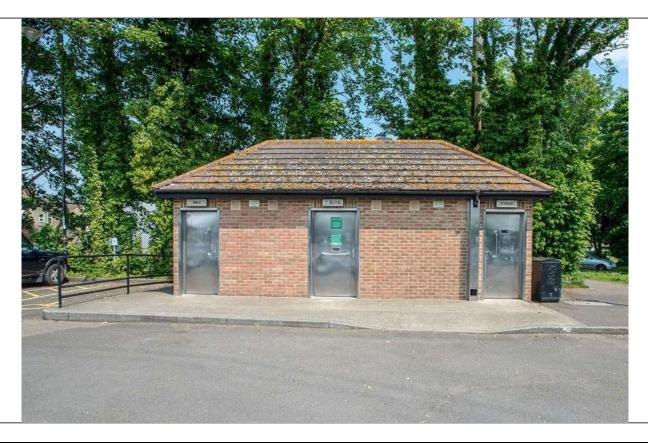
Disabled toilet



Signs to Larkfield Toilets

### Snodland

Car Park off Rocfort Road.

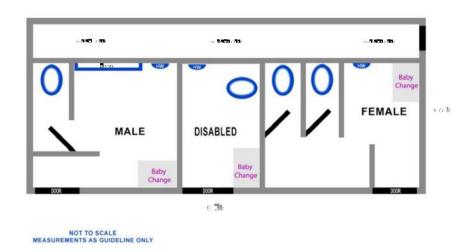


Female Facilities	Two toilets, one hand-wash/soap/dry unit, small baby-change shelf.	Red tile floor with stainless steel walls and fittings
Male Facilities	One toilet, one urinal trough, one handwash/soap/dry unit, small baby-change shelf.	Red tile floor with stainless steel walls and fittings
Disabled	Yes, one unisex toilet with	RADAR system key.
Facilities	one hand-wash/soap/dry unit, small baby-change shelf.	Red tile floor with stainless steel walls and fittings
Size of Building	8.2 metres wide, 3.7 metres deep.	
Building Materials	Brick built exterior, tiled roof	
Entrances, Doors Windows	Three stainless steel doors. Wheelchair access to all facilities. One stainless steel service door.	Disabled RADAR key M &F doors locked open
Exterior condition	Brick exterior in reasonable condition, moss covered roof. Some roof tile damage. Male and Female entrance doors vandalised and locks broken.	

		ANNEX 2	
Signage	Cracked and distressed looking lit signage		
	above the exterior doors only.		
	No obvious signage in town.		
Opening	24 HR	Doors are unlocked but closed except	
times		disabled toilet which has RADAR key entry	
Next	Leybourne CP	M,F & D facilities. 7 min Drive.	
nearest PC			
Nearest	5 metres - Car park - free		
parking			
Interior	Fluorescent Light panels dirty. Hand-wash, S	oap and air-dry working. Mirror not useable.	
condition	Some odour. Toilet door locks working		
Female			
Interior	Fluorescent Light panels very dirty and crack	ed in places, scruffy dented (vandalised) walls.	
condition	Hand-wash, Soap and air-dry working. Stron	g odour, floor dirty. Stainless steel wall panels	
Male	and baby-change shelf scratched and vandalised. Toilet door lock working, toilet has		
	mismatched seat panels as with a few other toilets in the borough; It looks as if the		
	originals were black and replacements white, but only the damaged ones get replaced. The		
	urinal trough flush seems to be only working in the middle which leaves the two walls		
	either side unflushed which might explain the strong odour. Generally not very pleasant.		
	The floor was also quite dirty and the drain partially blocked. The cleaner did turn up		
	during the survey and in the 4 minutes they	were on site only the rubbish was cleared	
	away, the male toilet floor was not cleaned.		
Interior	Clean, no odour. Hand-wash, Soap and air-dry working. Some Debris on light ceiling panels.		
condition	Clean and odour free, mirror unscratched. The Disabled toilet facility looks almost unused!		
Disabled			
Drug	No		
paraphernalia?			
Lights	Yes, but dirty panels		
working? Baby change?	Yes		
Hand-wash	Yes		
Odour	Yes, in both M & F but not in D		
Mirrors	Stainless steel, not useable in F & M		
Graffiti?	·		
Locks working?	No		
	Yes		
Cleaning	Once daily		

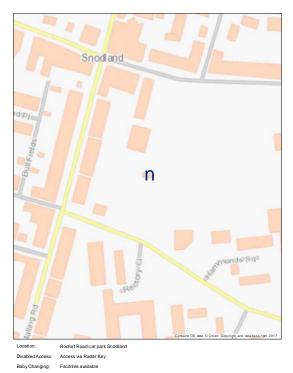
Potential alternative toilet facilities		
Pavilion Café, Snodland Cricket Meadow	1 minute on foot. M/F/with disabled access, all in one. 9am-3.00pm Mon-Sat, Sunday - closed	
Zeldas Café, Malling Road	3 minutes on foot. One unisex with disabled facilities. Access through main café area, although there is a rear entrance. 7.30 am-4.00pm Mon-Sat, Sunday - closed	
Shell garage, Malling Road	5 minute drive. M/F/D. assumed open 24hr (not confirmed)	
New Co-op store being built in town on corner of High St and Holborough Road.  Opening Autumn 2018, but no confirmation of customer toilets being provided yet.		

#### Snodlathd Aublic conveniences





Snodland Public Toilets



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Male Toilets



Female Toilets



Male Toilets



Female Toilets





Disabled toilet

Damage on roof

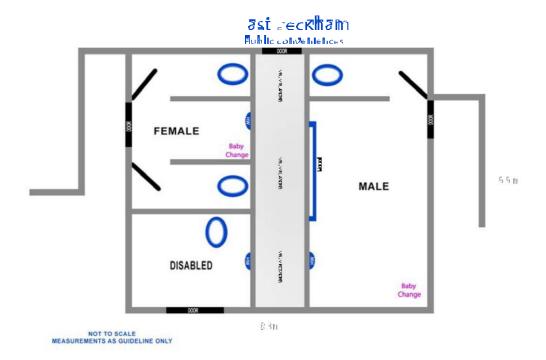
### East Peckham

The Pound, Snoll Hatch Road



Female Facilities	Two toilets, one hand-wash/soap/dry unit, small triangular baby-change shelf.	Cream tile floor with stainless steel walls and fittings
Male Facilities	One toilet, one urinal trough, one handwash/soap/dry unit, small triangular baby-change shelf.	Cream tile floor with stainless steel walls and fittings
Disabled	Yes, one unisex toilet with	RADAR system key.
Facilities	one hand-wash/soap/dry unit.	Cream tile floor with stainless steel walls and fittings
Size of Building	8.3 metres wide, 5.5 metres deep.	
Building Materials	Brick, Breeze block and UPVC cladding, composite tile roof. Stainless steel doors to Male, Female & Disabled toilets. Iron gates to exterior walkway into Male & Female toilets.	
Entrances,	Three stainless steel doors. Wheelchair	Disabled RADAR key
Doors Windows	access to all facilities. One stainless steel service door.	M &F doors locked open
Exterior condition	Brick exterior in reasonable condition, moss covered roof. Front of roof and cladding below recently repaired and in as new condition.	

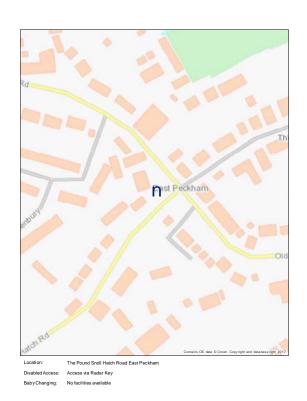
	<del>,</del>	ANNEX
Signage	Green signs above the exterior doors only.	
	No obvious signage in village.	
Opening	24 HR	Doors are unlocked but closed except
times		disabled toilet which has RADAR key entry
Next	West Malling	M,F & D facilities. 7 min Drive.
nearest PC		
Nearest	5 metres – on street - free	
parking		
Interior	No odour. Ceiling light panels very dirty and	covered in debris. Handwash/Soap/Dry unit
condition	not working at all, mirror scratched. Centre	drain on floor very dirty.
Female		
Interior	Some odour Ceiling light panels very dirty and covered in debris. Handwash/Soap/Dry unit	
condition	not working at all, mirror scratched and not of any use. Floor very dirty and badly stained	
Male	by urinal trough. Mould on ceiling.	
Interior	Clean, no odour. Hand-wash, Soap and air-dry working. Some Debris on light ceiling panels	
condition	Clean and odour free, mirror unscratched.	
Disabled		
All facilities qu	uite dimly lit. It was noted that there was no usage	at all during 90 min survey 10.30 am (Tuesday)
Drug	No	
paraphernalia? Lights	Yes, but dirty panels	
working?	res, but unity panels	
Baby change?	Yes, not in Disabled toilet.	
Hand-wash	Yes only working in Disabled toilet.	
Odour	Yes, in Male toilet	
Mirrors	Stainless steel, not useable in F & M	
Graffiti?	No	
Locks working?	Yes	
Cleaning	Once daily	
	· ·	



3 min drive
M/F/with disabled access, all in one.
24 hrs
1 min walk
Has facilities for CTS, but irregular opening times
1 min walk
Mon-Thurs 5-11pm, Fri 1pm-11pm, Sat 12noon-11pm



East Peckham Public Toilets







Male Toilets



Female Toilets



Female Toilets



Disabled toilet



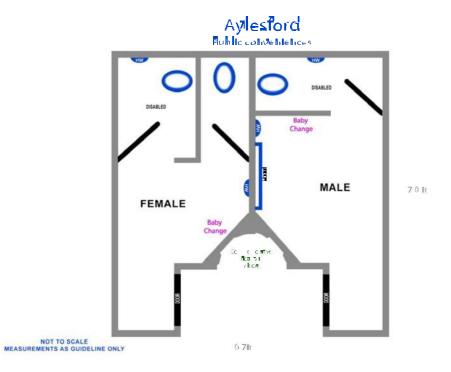
Mould on ceiling - Male toilet

# Aylesford Vicarage Close



Female	Two toilets, one disabled two hand-	White tile walls and cream floor, stainless
Facilities	wash/soap/dry units, one in the disabled	steel fittings
	toilet, one outside with the baby-change	
	shelf.	
Male	One toilet, one urinal trough, one hand-	White tile walls and cream floor, stainless
Facilities	wash/soap/dry unit, small triangular baby-	steel fittings
	change shelf.	
Disabled	In Male and Female toilets.	
Facilities		
Size of	6.7 metres wide, 7.0 metres deep.	
Building		
Building	Yellow Brick, red tile roof. Building incorporates an 1868 commemorative water fountain	
Materials	alcove (William Ladd Betts of Preston Hall).	
Entrances,	Windows to side of Male and Female	Stainless steel doors to Male & Female toilets
Doors	Toilets	
Windows		
Exterior	Good overall condition. Well maintained with no sign of any vandalism or graffiti.	
condition		
Signage	Minimal on outside of building	
	Page 92	

		AININEA 2
Opening	24 HR	Doors locked open
times		
Next	Leybourne CP	M,F & D facilities. 15 min Drive.
nearest PC		
Nearest	10 metres - free	
parking		
Interior	Hand-wash; water just working, no soap. Mi	rror scratched. Locks all working. Ceiling paint
condition	peeling and cracked	
Female		
Interior	Hand-wash not working, only soap. Floor tile	es stained by urinal
condition		
Male		
Interior	Well lit, Male toilet a bit grubby and hand-wash only soap. Female toilet Hand-wash all	
condition	working, bright and quite clean.	
Disabled		
Quite well used	d during survey visit, and busy at school finish time	e
Drug	No	
paraphernalia?		
Lights working?	Yes,	
Baby change?	Yes	
Hand-wash	Only one of four	
Odour	No	
Mirrors	Yes	
Graffiti?	No	
Locks working?	Yes	
Cleaning	Once daily	
	I .	



2 min walk
M/F/not easy disabled access
Not open until 11 am
20 mins walk
Opening times limited to business hours



Aylesford Public Toilets





Female Toilets



Female toilet entrance



Male Toilets



Male Toilets





Commemorative Fountain

Aylesford Toilet Block

## Borough Green Village Hall Car park.



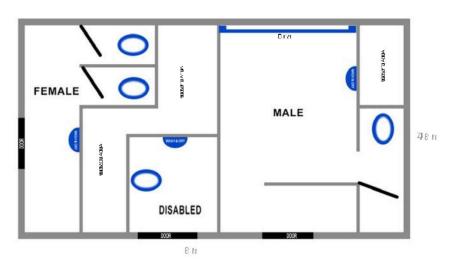
Female Facilities	Two toilets, one hand-wash/soap/dry unit.	Red tile floor with stainless steel walls and fittings
Male Facilities	One toilet, one urinal trough, one handwash/soap/dry unit.	Red tile floor with stainless steel walls and fittings
Disabled	Yes, one unisex toilet with	RADAR system key.
Facilities	one hand-wash/soap/dry unit.	Red tile floor with stainless steel walls and fittings
Size of Building	8.1 metres wide, 4.6 metres deep.	
Building Materials	Brick built exterior, corrugated tiled roof	
Entrances,	Three stainless steel doors. Wheelchair	Disabled RADAR key
Doors Windows	access to all facilities. Windows sealed off	M &F doors locked open
Exterior condition	Exterior in reasonable condition, bent railings, moss covered roof on north side. Exterior lights lit during the day.	

#### ANNEX 2

- 0 - 0 -	doors.		
	40013.		
Opening	24 HR	Doors are locked open except disabled toiled	
times		which has RADAR key entry	
Next	Wrotham	M,F & D facilities. 15 min Drive.	
nearest PC			
Nearest	5 metres - Village Hall Car park - free		
parking			
	,		
Interior	,	Soap and air-dry working. Generally clean, No	
condition	baby-change, mirror not useable. Some odo	ur	
Female			
Interior	Fluorescent Light panels dirty, scruffy dented (vandalised) walls. Hand-wash, Soap and air-		
condition	dry working. Some odour, floor dirty, tiles damaged near urinal. No baby-change.		
Male	Generally not very pleasant.		
Interior	Clean, no odour. Hand-wash, Soap and air-dry working. Lighting dim.		
condition	Clean and odour free, mirror unscratched.		
Disabled			
Drug paraphernalia?	No		
Lights working?	Yes, but dirty panels		
Baby change?	None		
Hand-wash	Yes		
Odour	Yes, slight in both M & F but not in D		
Mirrors	Stainless steel, not useable in F & M		
Graffiti?	No		
Locks working?	Yes		
Cleaning	Once daily		

Small green signs on the walls next to the Signs on High St and A25 Maidstone Road

### Bollough Gleeh



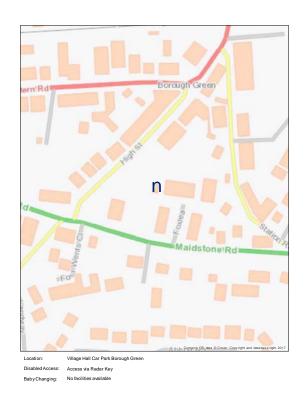
NOT TO SCALE
MEASUREMENTS AS GUIDELINE ONLY

Signage

Melia's place Cafe	4 minutes on foot.
·	M/F/with disabled facilities, all in one. But access down
	two steps (ramp available)
	8.00-6pm Mon-Sat, 9am-5.30pm Sunday
Robin Hood Freehouse	5 minutes on foot.
	M/F/with disabled facilities. Access through Bar area.
	10.00am-11pm Mon-Sun.
Borough Green Station	7minuts on foot.
	M/F/with disabled facilities. Only open when Ticket
	office is open, so limited access evenings and weekends



Borough Green Public Toilets





Male Toilets



Female Toilets



Disabled toilet



Male Toilets



**Female Toilets** 



Signs on A25 Maidstone Road

### PROVISION OF PUBLIC CONVENIENCES SUMMARY OF FEEDBACK RECEIVED

#### 1. PARISH/TOWN COUNCILS

#### i) Aylesford Parish Council

- Public convenience valued greatly providing a much needed facility for village
- Local use but facility primarily used by wider public/visitors. Usage all year round with peak in summer months.
- Consider condition of the facility as generally very good.
- Parish Council keen to retain and happy to discuss potential transfer.

#### ii) East Malling & Larkfield Parish Council

- Awaiting feedback from relevant Parish Council Committee.
- Parish Council has stated it is unlikely to take on the extra responsibility of the toilets, and has requested further details on running costs.

#### iii) Borough Green Parish Council

 Parish Council has confirmed that it would be willing to enter into discussions over the potential transfer of facilities.

#### iv) East Peckham Parish Council

 Parish Council willing to enter into discussions regarding the potential transfer of the facilities subject to a number of conditions. Conditions include the condition of the facilities, transfer costs being met by TMBC, a funding package being in place and transfer of land from KCC to the Parish Council to enable further opportunities.

#### v) Hadlow Parish Council

No response received.

#### vi) Snodland Town Council

- Public conveniences should remain open and free of charge.
- Existing facilities regularly used and no alternative facilities in town.
- Not interested in transfer of facilities as the Town Council does not have resources to attend to them.

#### vii) West Malling Parish Council

- Toilets are important and need to remain open.
- Toilets used regularly by visitors, bus and coach drivers and those enjoying nightlife.
- Closure may result in anti-social behaviour.
- Parish Council would be open to discussions of a potential transfer.
- Regular complaints received on condition of toilets.
- Encourage use of community toilet scheme.

#### viii) Wrotham Parish Council

- Toilets currently owned by Parish Council and managed by TMBC.
- Facility not widely used by residents apart from village events and not in particularly good condition.
- Parish Council open to a meeting to discuss future of facilities.

#### 2. TONBRIDGE COUNCIL MEMBERS

#### i) <u>Councillor Branson</u> (Castle Ward)

- Concerned no public convenience at Tonbridge Farm Sportsground.
- Both public conveniences in Castle Ward (Tonbridge Castle & Racecourse Sportsground), well used, particularly by visitors to Tonbridge and well kept.
- Feels replacement with a community toilet scheme would be unwelcoming and embarrassing for some people.
- Highlights Castle ward as a tourist destination and supports retention of toilets.

#### ii) Councillor Cure (Judd Ward)

- Supports retention of Prior Road toilet.
- Toilet used by taxi drivers and bus drivers late into evening/night.
- States that Members of Tonbridge Seniors Forum rate provision of public toilets very highly.

#### iii) Councillor Lancaster (Medway)

- Concern over Council's ability to continue to meet cost of maintaining facilities.
- Supports retention of toilets at Racecourse Sportsground and provision of one other facility serving the urban centre of the town.

#### iv) Councillor Mrs Heslop (Vauxhall)

- Feels some of the public toilets in Tonbridge have a greater community value than others.
- Priory Road toilets crucial for serving taxi drivers and bus drivers.
- Potential to remove public toilets at Angel Centre and offer use of other toilets within the building.



<u>Facility</u>	Issues arising from review	Proposal
Priory Road, Tonbridge	<ul> <li>Facility extremely well used.</li> <li>Usage includes taxi/bus drivers.</li> <li>Important location close to mainline train station and busy transport hub.</li> <li>No suitable alternative in close vicinity.</li> </ul>	Facility to be retained by the Borough Council with cost of provision met by special expenses.
Angel Centre, Tonbridge	<ul> <li>A number of suitable alternatives available including other publically accessible toilets in Angel Centre, Beales and Sainsburys.</li> <li>Space could be used by Leisure Trust for alternative community use.</li> </ul>	Facility to be closed, building transferred to Trust, and public redirected to alternative accessible toilets already being provided.
Haysden Country Park	Well used facility providing for needs of visitors to the Park.	Facility to be retained by the Borough Council.
Racecourse Sportsground	Well used facility providing for needs of visitors to the Sportsground.	Facility to be retained by the Borough Council with cost of provision met by special expenses.
Castle Street, Tonbridge	<ul> <li>Well used facility providing for needs of visitors to the Castle, including events.</li> <li>Potential alternatives identified including toilets in Tonbridge Castle, Old Fire Station and Tonbridge Pool. Suitability of alternatives to be</li> </ul>	Facility to be retained by the Borough Council with cost of provision met by special expenses. Suitability of alternative facilities to be investigated.

	investigated further.	
Tonbridge Cemetery	<ul> <li>Facilities only opened when there is a burial service or a request to Cemetery staff.</li> <li>Opening hours reflect previous antisocial behaviour and sensitive nature of site.</li> </ul>	Despite limited use the facilities are essential and should be retained by the Borough Council.
High Street, Wrotham	<ul> <li>Toilets owned by Parish Council and maintained by TMBC.</li> <li>Parish Council identified low level of use and poor condition.</li> </ul>	Meeting to be arranged with Parish Council to agree transfer of responsibility.
Hadlow	No comments received from Parish Council.	Meeting to be arranged with Parish Council to agree transfer of ownership/ responsibility.
West Malling	Parish Council identifies good levels of usage and wish for the facility to be retained.	Meeting to be arranged with Parish Council to agree transfer of ownership/ responsibility.
Leybourne Lakes Country Park	Well used facility providing for needs of visitors to the Park.	Facility to be retained by Borough Council with future responsibility to be transferred to third party operator as part of proposed new management arrangements.
Martin Square, Larkfield	Awaiting feedback from Parish Council.	Meeting to be arranged with Parish Council to agree transfer of ownership/ responsibility.
Snodland	Parish Council identifies good levels of usage and wish for facility to be	Meeting to be arranged with Town Council to discuss transfer of ownership/

	retained. Town Council not interested in transfer due to funding constraints.	responsibility. Town Council's comments on lack of funding noted, but facility has no borough wide significance to justify continued financial support from the Borough Council.
East Peckham	<ul> <li>Parish Council willing to discuss transfer subject to a number of conditions.</li> </ul>	Meeting to be arranged with Parish Council to agree transfer of ownership/ responsibility.
Aylesford	Parish Council identifies good levels of usage and wish for facility to be retained.	Meeting to be arranged with Parish Council to agree transfer of ownership/ responsibility.
Borough Green	Parish Council willing to enter into discussions over potential transfer.	Meeting to be arranged with Parish Council to agree transfer of ownership/ responsibility.

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### Agenda Item 7

Any other items which the Chairman decides are urgent due to special circumstances and of which notice has been given to the Chief Executive.



### Agenda Item 8

The Chairman to move that the press and public be excluded from the remainder of the meeting during consideration of any items the publication of which would disclose exempt information.

ANY REPORTS APPEARING AFTER THIS PAGE CONTAIN EXEMPT INFORMATION



### Agenda Item 9

Any other items which the Chairman decides are urgent due to special circumstances and of which notice has been given to the Chief Executive.

