

HAMBLE-LE-RICE PARISH COUNCIL

MINUTES OF THE EXTRA ORDINARY PARISH COUNCIL MEETING HELD ON WEDNESDAY 22ND JUNE 2016 AT THE ROY UNDERDOWN PAVILION, COLLEGE PLAYING FIELDS, BARON ROAD, HAMBLE-LE-RICE AT 7.00 PM

Present

Cllr S Hand – Chairman
Cllr S Cohen – Vice Chairman
Cllr P Beach
Cllr M Cross
Cllr D Phillips
Cllr D Rolfe
Cllr S Schofield
Cllr I Underdown

In Attendance

Brendan Gibbs – Clerk to the Council
Jacqueline Panakis – Minutes Secretary

To Receive Apologies for Absence

278/62/16 Apologies had been received from Cllr S Hamel, Cllr T Hughes, Cllr E Lear and Cllr C Palmer.

Declaration of Interest

279/62/16 Cllr Beach declared a dispensation relating to the Foreshore and Dinghy Park, Cllr Cohen declared a dispensation relating to Membership of the Royal Southern Yacht Club, Cllr Cross declared an interest in planning, Cllr Hand declared a dispensation relating to the Foreshore and Dinghy Park and Cllr Underdown declared a dispensation relating to the Foreshore and Dinghy Park.

Hamble Lifeboat Station Construction Project

52/21/15 Cllr Underdown said that the Leases Working Party had met twice, and prior to these meetings, all relevant documents had been provided to the Working Party. The Working Party referred to a list compiled by the last Parish Council of identified problems, together with issues highlighted by the present Council and merged them together.

The Healthmatic report had not been as useful as anticipated and the Working Party had to ask for clarification of several points. There are 2 clear statements of the Parish Council's position at this time recorded in the Recommendations of the Working Party: (1) The Parish Council does not consider any alternative schemes until all possibilities have been explored to achieve value for the £70,000 already spent on the current public toilets/facilities. We have to ensure that the public receives value for the investment of public money. (2) The Parish Council has received advice that the facilities do not meet serviceable public toilet standards and the disabled toilet does not comply with the Disability Discrimination Act requirements, necessary to achieve the standard required to be awarded a Building Certificate.

Chairman's signature

date.....

Cllr Hand and the Clerk met recently with the Leader of Eastleigh Borough Council and brought up the issue of the toilets with him. He agreed to take both the Healthmatic's report and the report provided by the

Lifeboat Station Trustees and show it to officers in the Building Control Department at the Borough Council for them to assess and give the Parish Council feedback. Unfortunately, this advice was not available at this time. The Leases Working Party recommends that the Parish Council should not sign the lease until all the facilities had been brought up to standard.

Cllr Underdown went through the various aspects of the reports for members to consider:

Showers: Little was required to put these into order other than changing the door, plus one or two other items which were missing and needed addressing.

Disabled Toilet: The Working Party was unable to provide a list of requirements for this toilet at present. There is a British Standard for Disabled Toilets and according to Healthmatic's report; the toilet does not conform to this. There is an issue of the door size, which is believed should conform to 'Document M', however, it appears that requirements have changed since 2010 and the size of the door is no longer specified. The Leases Working Party suggests that Hamble Lifeboat Trustees are told to do nothing with the door until the Parish Council receives advice from Eastleigh Borough Council. Access outside is also an issue.

Doors: Healthmatic's report suggests heavy metal doors, which are both expensive and very heavy. A vandal proof external door is required. A threshold is required. Locks/handles on internal doors need to be changed as there is no indication as to whether a toilet is engaged or not. Also required on the doors: push plates, kick plates and door closures

Walls: the Parish Council agreed to half height tiling – the specification was for tiles at the bottom only. The cost to the Parish Council of doing the 3 unisex toilets to full height tiling is £375 (half cost only). The Parish Council will have to pay more in the long run for hire of the temporary toilets so the Working Party proposes investing in full height tiling.

Maintenance: There is a major design fault in that pipes are not accessible for future maintenance. There has to be an adequate solution to this and Mr Emery will be tasked with finding one. There are also flat surfaces in the toilets, which may encourage drug taking and we are asking that these be removed.

Wash Basins etc.: these need to be higher so that people can stand at them. Stainless steel public soap dispensers are required and the toilet roll holders provided are not up to standard and these must be replaced.

Coat hooks these are cheap and they are to be replaced by anti-ligature ones.

Specification: as there is some doubt about the quality of the workmanship in the construction of the toilets, it is suggested that the Parish Council requests 1 years guarantee from Hamble Lifeboat Trustees on the workmanship.

Contractor Guarantee. The Parish Council obliges Hamble Lifeboat Trustees to inform them of the contractors they engage to complete work, and also to be informed and consulted about of the materials and equipment that will be used.

This statement to be clearly shown on each document.

Chairman's signature

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Councillors discussed various aspects of the report and the following alterations were agreed:

The first paragraph in the overview document of the 'Recommendations' is not relevant information for the Lifeboat Station trustees and this should be removed.

The two pages of 'Draft Specification' should be renamed 'Requirements' as it is not a specification, which is much more detailed.

The document does not detail what sort of toilet roll holders are required. Cllr D Rolfe to agree to research this and present the Council with recommendations.

Add to the document that "all fixtures and fittings to be fixed properly and safely". Cllr Cross commented that the fixtures and fitting could not be guaranteed if the construction of the toilets was only plaster board. Cllr Cross agreed to visit toilets with Cllr Rolfe to ascertain whether plaster board was used or not. If the construction was only plaster board, then plywood would have to be inserted behind the plaster board to ensure that all fittings would be secure, and this would have to be added to the list of Requirements.

Sanitary bins: it was queried how these would be supplied and if there was sufficient space allowed in the toilet cubicles for these? Sanitary bins are usually supplied on a contract and the Clerk was asked to enquire of Mr Davis the contractor they used for the toilets in the Memorial Hall. **CLERK**

It was suggested that Harbour Master to be asked for advice on best doors to use and whether these should be coin entry?

Councillors enquired when the water supply would be available: Southern Water had been working there today and it is anticipated the water will be available shortly. Cllr Cross recommended that somebody is there when the water is turned on to ensure that the stop cock is closed and flooding does not occur as a result of the reconnection of the water supply.

Cllr Phillips volunteered to circulate the relevant section of Document M (Disabled Toilets) to Councillors.

Cllr Hand proposed, Cllr Underdown seconded and all agreed and IT WAS RESOLVED that the report was accepted, with the modifications agreed. The document would be altered accordingly and circulated to Councillors before the Chairman sent it to Hamble Lifeboat Trustees together with a covering letter.

The meeting closed at 7.50 pm

Chairman's signature

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