

Agenda Item	11
Report No	BSAC/14/22

HIGHLAND COUNCIL

Committee: Badenoch and Strathspey Area Committee

Date: 29th August 2022

Report Title: Glenmore PC Update

Report By: Executive Chief Officer Communities and Place

1. Purpose/Executive Summary

- 1.1 It was agreed in 2021 that a project should go ahead with Cairngorm National Park Authority (CNPA) to demolish the derelict Glenmore public convenience (PC) and install a new modular unit at the site. Visitor Management funding was awarded by the Tourism Committee on 17th March 2022 to carry out the joint project.
- 1.2 This report provides an update on progress to date

2. Recommendations

- 2.1 Members are asked to;

Note;

- the progress made to date with the Glenmore PC project.

Agree

- to consider supporting additional funding for the unexpected drainage works.

3. Implications

- 3.1 Resource implications:

In December 2021 £60,000 was allocated from the Tourism Committee Visitor Management fund. This was match funded by £60,000 from Cairngorm National Park Authority, bringing the total project cost to £120,000.

Additional drainage works which were not known to be required until the project commenced have now been identified and funding is not currently available for these works. It is estimated that these costs are in the region of £10,000.

3.2 Legal implications:

Public conveniences are not a statutory service, however there are significant pressures on this location with visitor numbers and it was agreed additional PC provision would be very beneficial.

3.3 Community (Equality, Poverty and Rural) impacts:

A newly installed modular unit will help to reduce the impact of visitors to the Glenmore area on other facilities and ensure additional toilet provision at this busy rural location. The unit will include access for disabled users.

3.4 Climate Change / Carbon Clever implications:

In line with the Council's net zero targets, consideration will be given to the environmental impact of the new facility, with sustainable materials being used for the modular unit and energy efficient benefits considered for the ongoing running of the facility.

3.5 Risk implications:

The risks associated with the project include possible delays with the demolition and disposal of the current PC building, identification of additional works now known until the project was underway, delays with the underpass and path reinstatements, the modular unit being delivered on time and delays with the installation and commissioning of the unit.

3.6 Gaelic implications:

There are Gaelic implications for any new signage required ensuring it has bi-lingual content in keeping with the Council's policy.

4. Background

4.1 One of the aims in the Council programme is to work to promote and develop the Highlands as a world-class, year-round tourist destination by working with communities, businesses, and partners to enable improvements in local tourism infrastructure that will help mitigate against the current tourism pressures communities are experiencing. Working in partnership with the Cairngorm National Park Authority specifically on visitor management for the Glenmore Area and strategically as part of the Cairngorms Managing for Visitors Group the old PC site at Glenmore was identified as a location requiring additional facilities. This proposal was also supported by Forest and Land Scotland (FLS).

4.2 It was agreed in 2021 that through a partnership approach with CNPA a new PC facility should replace the closed facility. This proposal was included as part of the 2022 Visitor Management Plan and the proposal to demolish the existing derelict PC at Glenmore and replace it with a modular unit was agreed. Work commenced with the project team in November 2021 with the project becoming a Capital project managed by the Property and Facilities Management team.

5. Progress to Date

- 5.1 A timeline of work completed and progress made to date is provided in Appendix 1.
- 5.2 A CCTV survey of the existing drainage showed that there is a blockage near the existing toilets, (the only access to the existing drain was approx. 60m away and there was no access from the existing toilets) it was unclear what the extent of the problem was, it could have been a level issue, and required further investigation. It was also discovered that the drain is shared with the two nearby houses, owned by Albyn.
- 5.3 The results of the drain and dye tests have been reviewed by the Engineer and the jetting and subsequent survey in conjunction with the earlier survey carried out in June 2022 confirms that extensive damage to the line has occurred due to the presence of mature trees which have occurred over the lifetime of the sewer. Based on the surveys, the recommendation is to excavate and replace the existing drainage line from the existing toilet block to the public manhole, in conjunction with the installation of a root barrier to protect the pipe.
- 5.4 It should be noted that these works were not part of the original works, additional fees will be required in addition to permission from FLS to install a new drain through their land and a connection to the existing sewer.
- 5.5 The modular unit specification and design is agreed but the order cannot be placed until the works to install a new drain is quantified (pod is 12 weeks in manufacture)
- 5.6 Project board meetings are held every two weeks .

Designation: Executive Chief Officer Communities and Place

Date: 10 August 2022

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Appendix One

Timeline of Progress to Date

- Title check requested 6th May 2021
- Confirmation of title 11th May 2021
- Unsuccessful Better Places bid June 2021
- Confirmation of funding from CNPA 3rd November 2021
- Request for Project Manager to lead the project 3rd November 2021
- Grant offer from CNPA 9th November 2021
- Confirmation of Project Manager 1st December 2021
- Property project set up 2nd February 2022
- First fortnightly Design Team meeting held 10th February 2022
- Procurement exemption form submitted 14th February 2022
- Tree survey requested 17th February 2022
- Topographic survey requested 23rd February 2022
- Ecology survey completed 23rd February 2022
- R&D survey requested 23rd February 2022
- Demolition warrant application drawings completed 28th February 2022
- Prior notification application submitted to Planning 2nd March 2022
- Demolition warrant application submitted 3rd March 2022
- Request for Capital cost centre made 15th March 2022
- Demolition warrant submitted 15th March 2022
- Detail drawing information from manufacturer requested 15th March 2022
- Capital code set up 16th March 2022
- Confirmation of design drawings 21st March 2022
- Demolition warrant approved 28th March 2022
- Drawings/Specification details from manufacturer received 29th March 2022
- Topographic and tree surveys returned 7th April 2022
- CCTV survey of existing drainage requested 15th April 2022
- Pre demolition asbestos report received 29th April 2022
- Finishes for unit decided 1st June 2022
- Site access issues reviewed 2nd June 2022
- R&D survey completed 13th June 2022
- CCTV survey provided 14th June 2022
- Jetting of drains requested 28th June 2022
- Construction project planning re; road closure and bus stop 6th July 2022
- Legal confirmation of drainage servitude 8th July 2022
- Chasing up of jetting request 12th July 2022
- Results of jetting request received 10th August 2022