

Agenda Item	4.b
Report No	NC/14/22

THE HIGHLAND COUNCIL

Committee: Nairnshire Area Committee

Date: 15 November 2022

Report Title: Harbour Street Public Toilets – Feasibility Brief

Report By: Executive Chief Officer Communities and Place

1. Purpose/Executive Summary

- 1.1 Following discussion at the Nairnshire Area Committee on 8 March 2022, this report provides a draft feasibility study brief for consideration by Committee in respect of potential future public toilet use and potential operating models at the former Harbour Street public toilet site. The draft feasibility study brief is set out below.

2. Recommendations

- 2.1 Members are asked to:

Consider and Agree the draft feasibility study brief set out at Appendix 1.

3. Implications

3.1 Resource implications

Financial implications are in respect of the costs of carrying out the feasibility study, £18k of the Area's Place Based Investment Funds were allocated to this project on 8 March 2022 by this Committee. The Harbour Street site is on Common Good land therefore any additional costs associated with this project will have an implication on the Nairnshire Common Good Fund.

3.2 Legal implications

Common Good Fund implications in respect of any change of use at the site will be explored within the feasibility study to ensure appropriate governance is followed in due course.

3.3 Community (Equality, Poverty, Rural and Island) impacts

The feasibility study brief contains extensive community consultation in acknowledgement of the importance of this site to the community.

3.4 **Climate Change / Carbon Clever implications**

None. Any future project delivery on the site would seek to protect the environment and increase energy efficiency where possible.

3.5 **Risk implications**

To mitigate the future risk to the Common Good Fund arising from any future project delivery proposed by the feasibility study, the brief will explore to the potential for income generation from any suggested future operating models at the site are self-funding.

3.6 **Gaelic implications**

None at present, although bilingual signage will be applied to any future use of the site.

4. **Background**

4.1 The Harbour Street toilets in Nairn were closed following a decision taken at full Council on 25 October 2018 regarding rationalisation of public conveniences across Highland. There is no service budget to reopen the Harbour Street public toilets following that decision.

4.2 Since that decision there has been considerable community debate about the site and how it might be reopened as a public toilet.

4.3 The Harbour Street toilets were discussed at the March 2022 Nairnshire Area Committee within an item on the Place Based Investment Fund (PBIF), and Committee agreed that some of the Area's PBIF monies would be allocated to commission a feasibility study into potential self-funding operating models for the Harbour Street toilet site.

4.4 Committee had asked that a feasibility study brief be brought back before this Committee for consideration.

4.5 The extent of the Nairn Common Good land at Harbour Street is shown at Appendix 2 outlined in red, the former toilet site is indicated on that plan.

5. **Feasibility Study Brief**

5.1 It is proposed that the feasibility study will examine potential operating models for the former Harbour Street public toilet allowing the site to be split into two distinct parts.

5.2 The feasibility study will explore the roadside facing area of the toilet site in terms of its potential for a Common Good Fund retail or hospitality rental unit, the rental income of which will be used to fund the operating costs of a public toilet at the rear riverside facing area of the site. The feasibility will also explore the potential to incorporate motorhome waste disposal facilities on the site on a minimal but full cost recovery basis.

5.3 Mitigation options will also be explored in the feasibility study in terms of the prevention of crime and community safety at the public toilet site which will include the exploration of fee paying entry for the public toilet.

5.4 The feasibility will also explore potential operational delivery models across a range of statutory and non-statutory partners including community operation of the site.

- 5.5 Planning advice indicates that the site may be suitable for appropriate 2 storey development, however the feasibility study should explore Planning implications for any development options proposed in the feasibility report.
- 5.6 The feasibility report should also present a preferred design for any development options proposed in the feasibility report.
- 5.7 The feasibility study should include consultation with local stakeholders, Community Councils, residents and existing service users.

6. Background Papers

Nairnshire Area Committee 8th March 2022 (item 5)

https://www.highland.gov.uk/meetings/meeting/4607/nairnshire_committee

Highland Council meeting 25 October 2018 (item 16)

https://www.highland.gov.uk/meetings/meeting/4035/highland_council

Designation: Executive Chief Officer Communities and Place

Date: 03 November 2022

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Appendix 1

Feasibility Study Brief Outline

The Harbour Street toilets in Nairn were closed a number of years ago. Since that decision there has been considerable community debate about the site and how it might be reopened as a public toilet.

The Harbour Street toilets were discussed at the March 2022 Nairnshire Area Committee within an item on the Place Based Investment Fund (PBIF), and Committee agreed that some of the Area's PBIF monies would be allocated to commission a feasibility study into potential self-funding operating models for the Harbour Street toilet site.

It has been agreed that a feasibility study is undertaken to consider self funding operating models for the Harbour Street toilet site. This should include income generation opportunities, for example a retail unit and also the potential of motorhome facilities.

The extent of the Nairn Common Good land at Harbour Street is shown at Appendix 2 outlined in red, the former toilet site is indicated on that plan.

What is required:

- Explore potential operating models for the former Nairn Harbour Street public toilet site, considering:
 - the roadside facing area of the public toilet site, and the potential for a retail or hospitality rental unit generating a rental income;
 - the operation of a public toilet facility at the rear of the site, facing the riverside; and
 - the potential to incorporate motorhome waste disposal facilities on the site on a minimal but full cost recovery basis.
- Explore potential operational delivery models for the future use of the site across a range of statutory and non-statutory partners including community operation.
- Develop options to prevent vandalism of the site should be explored, including fee-paying entry to the toilets.
- Explore and detail any planning implications for the potential options
- Explore how any options will protect the environment and increase energy efficiency.
- Engagement with local stakeholders, Community Councils, residents and existing service users will support developing the potential operating models.

Outcomes

- Present potential delivery models for the future of the site, setting out the advantages and disadvantages of each.
- Present a preferred development design for the site based upon the delivery options.

Appendix 2

