

**Malmesbury Town Council**  
**Policy and Resource Committee meeting 5.12.19**  
**Report No.2**

**Update on the budget Position of the Cross Hayes Toilets Project**

- i. Refurbishment Works on the Cross Hayes Toilets has begun, with a current target finish date of the 17.12.19.
- ii. Asbestos removal works was needed as part of a preparatory work, and has been completed. This was the only are of asbestos identified in the Asbestos management survey completed in August.
- iii. In order to complete the essential refurbishment and installation works, access to the service area was need to be completed. This meant progressing and authorising works to the rear half of the block to create rear access from the car park side, and with this a storage facility; which will feature a roller shutter door to match the iron work of the fire escape and gates, plus allow easy access given the drain arrangement already in place.
- iv. In starting the works it was discovered the power supply has been disconnected. This has led to authorising diagnostic work by an electrician to identify the power supply route and to reinstate the supply. This is a working progress at the time of writing this report and a verbal update may be available at the Committee meeting.
- v. A detailed costing of the project so far is detailed below.

**Costing**

**Income**

Vale Action Grant	£21420
WC Area Board Grant	£2500
<b>Total Income</b>	<b>£23920</b>

**Expenditure - to date**

Professional fees (plan and planning submission)	£1857
Asbestos's removal	£4080
Toilet refurbishment and installation	£21420 (ex VAT)
Roof and windows	£5487
Drains	£571
Electrical installation of fixtures and fittings	£3613
<b>Total Expenditure – to date</b>	<b>£37028</b>
<b>Current cost to Council</b>	<b>£13108*</b>

\*Includes additional storage

**Further works**

Diagnosis and re-installation of electric supply (Town Hall to Toilet block) - price yet to be determined. Could include permissions and groundworks subject to diagnosis.

**Maintenance costs**

Service and consumables for Cross Hayes Toilets only per annum £16840

Service and consumables for Cross Hayes plus x2 Toilets only per annum £19640

Indicative current maintenance costs 2 toilets per annum (7 days week) £10500

(Excluding consumables etc.)

Richard Spencer- Williams – Town Clerk 26.11.19