



FILE NOTE

Date: 21st February 2017

Subject: Coach House Toilets

File Ref: Avebury

Present: Catherine Hosie (CH), Steven Stacey (SS), Alicia Booth (AB)

Began by confirming what NT position would be should a lease be entered into. CH reiterated that full responsibility and maintenance of the interior, fixtures and fittings of the toilets would be PC.

Trust responsible for structure and external decorations of building. CH made it clear that NT do not want to undergo shared responsibility as it would make responsibilities and costs too complicated. NT would insure the building.

CH mentioned the opening of the other side of Coach House (food outlet) – opening hours are hard to predict in advance and would be decided closer to opening the premises. The Trust does not have a legal requirement or any policy to provide toilets within a specific distance to a food outlet.

SS – the PC would like to do a trial period of running the toilets – 2 years yet he stated the PC hadn't envisaged leasing the whole building. Concern over financial running of the facilities due to lack of funding.

SS – to continue his discussions with British Toilet Association regarding the creation of a Service Agreement.

CH to find out who the NT use to clean and service their toilets.

Discussion around access –

CH – free access would have to be available due to the charitable funding which has gone into the toilets. Currently, no other NT properties charge for the use of toilets. CH could raise this again, but very much doubted NT position will change regarding an access charge.

SS – Suggested looking into the idea of a turn-style, charging people only when NT facilities have shut. During NT opening times, free access to all. An idea to further explore and maybe an argument for reducing anti-social behavior.

CH – reiterated that the toilets would still need to be shut before dark to try and control/reduce anti-social behaviors. NT have received complaints from neighbours of the Coach House who have experienced anti-social behavior in this area on numerous occasions.

Discussion around lease –

CH – would be a peppercorn rent, lease would include standard Heads of Terms such as lease duration, Insurance arrangements, rights reserved by the Trust such as access.

Electricity and water – CH to check if separately metered but thought there would be one supply to both the café and toilets.

Business rates – CH to check this.

Specific things in the lease can be considered/discussed further, should the PC want to take up a lease.

Finance

SS – PC May no longer be able to acquire £5,000 from Local Area Board and finance from PC and Avebury Community would only be low.

PC to maybe look into contacting Funding First as a further funding source.

Next Steps –

SS – to take discussion to Andrew Williamson and see how the PC wishes to proceed.

Should an agreement not be reached between NT and PC, CH stated that NT would run the toilets in-hand and they would open when NT facilities are open.

Would be useful to get consultancy input at future meetings should the PC wish to go forward with an agreement, regarding actual figures for running costs.

END OF MEETING.