



Report on Summerland Road Car Park Toilet Block Repairs

Background

On Monday 14th October 2024, a vehicle collision caused significant damage to the wall of the ladies' toilet block at Summerland Road Car Park. Following initial closure, a building surveyor's inspection permitted reopening after temporary ceiling support was installed. The facility has remained operational while insurance assessments were conducted, and repair quotations were obtained and reviewed.

Needs

The insurance company has completed their review of the submitted quotations and proposed a settlement amount matching one specific quotation, effectively determining the contractor selection.

The repair work necessitates complete wall demolition and reconstruction, complicated by the unavailability of original imperial-sized bricks. All quoting contractors agreed that attempting to replace bricks would result in a visibly mismatched appearance. One alternative involves constructing a block wall with pre-coloured cream or stone grey render on the exterior and plaster on the interior. This approach will enhance the aesthetic of an old brick building while presenting an opportunity to eliminate a historically problematic window associated with recurring water ingress issues. Furthermore, the method will enhance the wall's durability and weatherproofing, addressing years of elemental exposure. The render solution offers a comprehensive and visually appealing approach to the reconstruction challenge.

Financial and Legal Considerations

The insurance provider will cover all project costs. Their settlement offer aligns with the quotation from an experienced and trusted local tradesman. The insurer has provided additional funding for internal wall repainting, with a backup contractor available if needed to complete this work within the specified budget.

The property lies outside the North Hill conservation area and is therefore exempt from associated restrictions. As the work constitutes repairs without affecting the building's design or footprint, neither planning permission nor building regulations approval is required.

The appointed contractor must adhere to Minehead Town Council's contractor handbook guidelines and provide Risk Assessment Method Statements. They are responsible for maintaining site safety, cleanliness, and orderly working conditions throughout the project.

Project

The repair work necessitates a complete closure of the toilet block for approximately three weeks. Public notification will be provided through the town council website, social media platforms, and posted notices to ensure facility users are aware. For safety and equality considerations, all toilet facilities at Summerland Road Car Park will be closed during the works.

While the closure of these central facilities will impact both residents and visitors, the winter period typically sees reduced usage. The preferred contractor is scheduled to commence work on Monday 3rd February, beginning with scaffold erection around the damaged wall. Project completion and facility reopening is anticipated by the end of February, with internal painting to be conducted concurrently. During this closure, additional maintenance work will be undertaken, including repair of loose door frames and replacement of a vandalised door.

Recommendation

Recommend authorising the repair works outlined in the report and directing the clerk to engage the insurance-selected contractor for the brick and coloured render rebuild option.

Ben Parker

Town Clerk

January 2025