

Committee	FINANCE COMMITTEE
Date	15 February 2021
Agenda Item	7f

To consider replacing the locks at Kings Road toilets

Over the past 2 years, there have been constant issues with the locks at Kings Road toilets. They have been repaired several times, but it now looks as if the life of the current locks can not be extended any further. These are the original locks installed in around 2003, which are on a timer, so that the toilets open and close automatically. When the refurbishment was done in spring 2019, a total of £1203 was spent on a new radar lock and rewiring.

We have been in touch with the company who has repaired the locks on several occasions.

Having assessed the public toilet doors at the Halstead public gardens, they believe that the only correct hardware for this site is a solenoid bolt due to the heavy duty use and inefficiency of a standard release that requires constant power to perform correctly. They are simply not designed for this method of operation and as in the past, will continue to fail. The existing unit can be replaced at a cost of £189.00 plus vat, but cannot guarantee the performance based upon historic problems.

They would recommend a commercial grade solenoid bolt, which is quite expensive at £288.00 plus £165.00 fitting cost. - Total £453.00 plus vat per door. This would also require a re-set of the electrical supply to allow current supply at night, not daytime as is the current method. Our alarm company XGS has quoted to make the necessary conversion from a low voltage power supply to each lock to a higher Amp one, to take the additional power needed for the new locks.

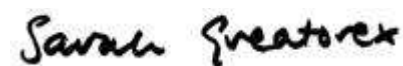
Locks 3 x £453 = £1359 + vat

Power supply = £455.95 + vat

Total = £1814.95 + vat

Costs at the public toilets have been high this year due to a water leak, which has now been repaired. The budget for maintenance was £300 for the year and has already been spent. However, the upgrading of the lock is something which should have been included in the refurbishment 2 years ago, and is still causing expenditure every year, due to the fact that the locking system is old and unreliable. With the unreliability of the current system, it is also impossible to prevent rough sleepers from sleeping in the toilets. There is £1148 in earmarked reserves allocated to the public toilets and this could be used. This will result in an overspend of £666.95, but in the long run, it will prevent further repair bills for these aged locks.

Recommendation: that HTC agrees to replace the current very old locks with efficient commercial grade locks at a total cost of £1814.95 + vat



Sarah Greateorex Town Clerk