

Our ref: Public Conveniences
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Date: 28 November 2024



Lorna Ford
Chief Executive

Town Hall
Bexhill-on-Sea
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Dear Town and Parish Councils

Public Conveniences

As you are aware Rother District Council have been considering how to make the most of its assets while supporting its challenging financial position and fulfil its priority to continue to provide long term sustainable public conveniences in the district.

The Protecting Discretionary Services Strategy has now reached a conclusion, having successfully completed several leases of public conveniences to parish and town councils. A number of public conveniences were not successfully leased and we are now exploring alternative opportunities. The Protecting Discretionary Services Strategy can be found here:

[cb210628 - 10 - Protecting Discretionary Services Strategy.pdf](#)

Having been approached by business operators and reviewed the situation in detail we are motivated to pursue establishing from the market what interest it has in operating these buildings as businesses, providing some public convenience facility.

We have assessed 14 of the public conveniences where we feel there may be interest from local businesses including Gun Gardens, Strand Quay and Lucknow Place Car Park that are located within your area. We intend to invite proposals from the market that includes a condition to sustain the provision of at least one disabled facility, including baby changing facilities and, dependent on space, two further conveniences, alongside converting the remainder of the space into useable business premises. Examples may include, coffee shops, bars, florists or any other potential business use. We consider that this could create exciting opportunities and new amenities that could have a positive economic impact for existing businesses in the area, along with new jobs for local people. In addition, we anticipate that where new business operators have committed to running public conveniences, they will have a vested interest in keeping them clean and clear of litter, graffiti and anti-social

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behaviour as their businesses will rely on footfall partly driven by the facilities provided.

We will therefore shortly commence open marketing of the premises, seeking interest from local businesses to rent the premises from RDC (with a commitment to provide public conveniences during opening hours) and / or we anticipate that some offers may be made to acquire a long lease or freehold interest. In all instances we will consider any bids on a case-by-case basis, adopting the terms of, and processes described within, our draft Asset Disposal Policy.

We strongly encourage our parish and town council colleagues to support us in promoting this opportunity locally and we are keen to work with you to sustain public convenience facilities where possible. We remain interested in hearing from you, should you have an interest in operating these assets yourselves, either by leasehold or freehold, so that all proposals can be considered by our Property Investment and Disposal Panel and a best value consideration made. You can find out more about our draft Asset Disposal Policy [here](#) (link to be inserted). I have also attached a flow chart of the process for asset disposal for you that I hope you find helpful.

Finally, we are conscious of the importance and value of these assets to the community and, while financial considerations are important, we recognise the wider health and community value of these assets, something our members remain committed to retaining wherever possible.

Yours sincerely

Will Wright

Strategic Asset and Estates Manager