



RYDE TOWN COUNCIL OFFICER REPORT

Committee:	Facilities and Assets
Date:	11 th October 2022
Report Author:	Liam Pearce
Report Title:	Vandalism at Eastern Gardens Toilets
Context:	On Friday 7 th October the Eastern Garden Toilets were vandalised. The incident was reported to RTC officers on Monday 10 th October.

1. SUMMARY

On Friday 7th October the Eastern Garden Toilets were vandalised. The incident has been reported to police and quotations are being sort for remedial works in line with RTC's procurement rules. The damage includes demolition of party walls between some of the cubicles. (See accompanying photos)

2. BACKGROUND INFORMATION

RTC are freehold owners of the Eastern Gardens Toilets. The building has been recently redecorated and deep cleaned. Until now, vandalism in this block has not been a problem. A small quantity of graffiti was the extent of previous issues with these toilets. The temporary toilets on Western Gardens have been a constant target for vandals and they are threatened with permanent closure should any more damage be caused. The toilets on Eastern Gardens are an essential service in Ryde but some of the toilet cubicles remain locked whilst awaiting repair.

The cubicles are constructed from timber studwork covered in plasterboard and tiled throughout with 6 inch white glazed tiles.

3. FINANCIAL IMPLICATIONS

The Finance Officer has made an enquiry as to the insurance cover for acts of vandalism and, if RTC are covered, there will be an excess of £250.00. If not RTC has already asked for quotes for the work to be sort in compliance with RTC's procurement rules. These quotes outline the works as listed in option II below.

Quotes received

Chandler Building Ltd	£2,885.00+vat (£3,462.00)
Wight Contractors Ltd	£2,250.00+vat (£2,700.00)
MB Carpentry & Maintenance Ltd	Still awaiting quote.

4. OPTIONS

There are 3 options for RTC to consider these are listed below:

- I. Repair the damage as is, plasterboard covered with tiles to match existing and risk the same damage happening again.
- II. Remove the existing covering on the stud walls and replace with plywood which will be more resistant than plasterboard to this kind of damage and tile over to match existing tiles.
- III. Remove the existing covering on the stud walls and replace with plywood which will be more resistant than plasterboard to this kind of damage and tile over with a thicker contrast tile or stainless steel sheet. In addition, continue this at the same height all around the room

5. RECOMMENDATIONS

Option II

Remove the existing covering on the stud walls and replace with plywood which will be more resistant than plasterboard to this kind of damage and tile over to match existing tiles.

6. APPENDICES

