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Cambridge City Council

PUBLIC TOILETS (LION YARD) WORKING PARTY

To: Councillors Bird, Brown (Chair), Price, Rosenstiel and Swanson

Despatched: Tuesday 8 May 2012

Date: Wednesday, 16 May 2012

Time: 1.00 pm

Venue: Council Chamber - Guildhall

Contact: Glenn Burgess

Direct Dial: 01223 457169

AGENDA

1 APOLOGIES

2 DECLARATIONS OF INTERESTS

Members are asked to declare at this stage any interests that they may have in an item shown on this agenda. If any member is unsure whether or not they should declare an interest on a particular matter, they should seek advice from the Head of Legal Services before the meeting.

3 MINUTES OF THE PREVIOUS MEETING (*Pages 1 - 4*)

To confirm the minutes of the meeting held on 19 March 2012.

4 PUBLIC QUESTIONS

(see information below)

5 LION YARD TOILETS - REVISED DEVELOPMENT PROPOSALS (*Pages 5 - 30*)

6 CONSULTATION

The Working Party is requested to consider consultation that the Council should undertake in the light of the change to design proposals and any bringing forward of refurbishment to the public toilets.

7 DATE OF THE NEXT MEETING

Information for the Public

Location The meeting is in the Guildhall on the Market Square (CB2 3QJ).

Between 9 a.m. and 5 p.m. the building is accessible via Peas Hill, Guildhall Street and the Market Square entrances.

After 5 p.m. access is via the Peas Hill entrance.

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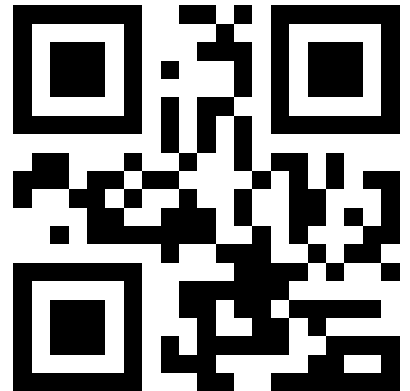
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Agenda Item 3

Public Toilets (Lion Yard) Working Party
Monday, 19 March 2012

PUBLIC TOILETS (LION YARD) WORKING PARTY

19 March 2012
11.30 am - 12.25 pm

Present: Councillors Bird, Brown, Price, Rosenstiel and Swanson

FOR THE INFORMATION OF THE COUNCIL

12/25/PTWP Apologies

Apologies were submitted from Cllr Reid and Janet Griffiths.

12/26/PTWP Declarations of Interest

Councillor	Interest
Brown	Personal: As a member of the Planning Committee that may be determining any future application.

12/27/PTWP Minutes of the previous meeting

The minutes of the meeting held on 9 January 2012 were approved and signed as a correct record.

Councillor Bird updated the Working Party on difficulty in finding a representative from Camsight on behalf of the visually impaired community to contribute. However she suggested that a relation of Janet Griffiths, (Joyce Richardson) who is registered blind, could feed in to the Working Party's deliberations. The Working Party agreed with Councillor Bird's suggestion.

12/28/PTWP Public Questions

None.

12/29/PTWP Update Report on Working Party's remit

The Director of Resources introduced the report. The Working Party was advised that there was no further update on a planning application having been submitted (para 3.1) and the Building Control application was still in the process of being considered by the Council Building Control officers (para 3.2). The Working Party noted that the fire service was consulted as part of the building regulation application process.

The Working Party considered the updated draft of the Equalities Impact Assessment (EqIA) appended to the report and made the following comments:

1. In section 12 of the draft EqIA, the reference to 'does not represent a material disadvantage to users' was contested – it surely was depending on the user's point of view. The Strategy Officer advised that this particular statement had not been part of the revisions made to the draft EqIA since being first reported to Members at Strategy and Resources Scrutiny Committee in July and October 2011. Members asked if the Council had any context to back the statement up, like user surveys. The Director of Resources commented that there was no evidence giving the starting point of the user's journey only the direction and agreed a changed route to the toilets would impact differently dependent on individual circumstances. Officers would look at how this part of the draft EqIA could be better put in light of the Working Party's comments. The Working Party agreed that this re-wording could be commented on via written correspondence between officers and Members and prior to the next meeting.
2. In section 11, it refers to the disabled toilets being used less than the general facility. That is because there are less disabled people. The Strategy Officer agreed to check the context/reference and amend.

In discussing the congestion experienced in the passageway between the Grand Arcade and Fisher Square, the Working Party noted that officers had met with the owners of the Grand Arcade to discuss what could be done to improve through movement (page 23). The Working Party noted that the Council could not require Grand Arcade to make any improvements, but discussions would continue.

The Working Party discussed the developer's proposal to close the walkway between Lion Yard and Fisher Square. The Director of Resources reminded Members that the Council had an obligation to take reasonable steps to support the developer as set out in the Licence previously granted for the work

by the Council. In response to a query for whether the walkway had a name, officers undertook to find out and report back.

The Working Party considered the consultations which would take place (para 3.7). With regard to the stated requirement that the developer would be expected to consult on the closure of the walkway when applied for, the Chair proposed that the Council should undertake its own survey and consultation activity (with the Working Party's input) and work with the developer during that time. The Working Party agreed unanimously with the proposal.

The Working Party agreed:

- (i) That officers amend the draft EqlA and circulate to the Working Party as stated above
- (ii) Agree the Council itself should undertake consultation consult on the Walkway Closure working with the developer as appropriate as stated above
- (iii) Advise the Leader of the Council of its views

12/30/PTWP Lion Yard Public Toilet Refurbishment - Project Update

The Project Manager (Streets and Open Spaces) introduced the report. The Working Party noted that the report from the structural engineer survey, requested following the Working Party site visit in December and to inform the requirements of any refurbishment, was still awaited and therefore the total estimated cost of the project could not be confirmed. The Working Party would be notified as soon as possible of the officer assessment. In response to a question, it was noted that the survey had not considered moving the entrance/exit to the toilets – that would be done at a later time (if required).

The Working Party would be consulted on the Project Initiation Document (the internal document that sets out the refurbishment in more detail) prior to its submission to the Head of Streets and Open Spaces who would approve it.

The Working Party agreed (by 5-0) to

- (i) Note progress with the project
- (ii) Approve the proposed stages for project delivery

[nb. Cllr Swanson did not vote because of her position as the Executive Councillor being advised by the Working Party on the matter which is one of its Terms of Reference]

12/31/PTWP Date of the next meeting

Provisionally agreed to next meet on 28 May at 1p.m.

The meeting ended at 12.25 pm

CHAIR



To: Leader: Cllr Sian Reid
Report by: David Horspool – Director of Resources
Relevant working party: Public Toilets (Lion Yard) Working Party 16/5/2012
Wards affected: All Wards

LION YARD TOILETS – REVISED DEVELOPMENT PROPOSALS

1. Executive Summary

- 1.1 At the 9 January 2012 meeting of the Working Party it was unanimously recommended that “the design option (designated Option 2a – copy attached as Appendix A, for ease of reference), as submitted by Aberdeen Asset Management (AAM), be progressed by AAM through firstly a planning application process and secondly an application to the Highways Authority regarding closure of the walkway between Lion Yard and Fisher Square as illustrated on the design.”
- 1.2 This paper sets out details of revised design proposals which have subsequently been received from Aberdeen Asset Management (AAM), acting for the developer, relating to the next phase of works proposed for the Lion Yard shopping centre.
- 1.3 As a result of the proposals the Director of Resources has approved completion of the appropriate landlord’s consent required to facilitate commencement of initial (Phase 1) works; which are consistent with the existing approval by the Working Party and decision of the Leader.
- 1.4 This paper sets out the further works proposed (Phase 2), which affect the existing walkway from the shopping centre to Fisher Square, and which vary from the current Working Party and Leader approval. It includes recommendations for the Working Party to consider in making its recommendation to the Leader under its terms of reference.

2. Recommendations

- 2.1 That the Working Party recommend to the Leader:
- a) That the revised design proposed by AAM be approved, and replace the current design (Option 2a).
 - b) That a report be brought back to a subsequent meeting of the Working Party outlining the requirements relating to consultation in light of the revised scheme.

3. Background

- 3.1 The Working Party, at its meeting on 9 January 2012, unanimously recommended that “the design option (designated Option 2a), as submitted by Aberdeen Asset Management (AAM), be progressed by AAM through firstly a planning application process and secondly an application to the Highways Authority regarding closure of the walkway between Lion Yard and Fisher Square as illustrated on the design.”.
- 3.2 At the meeting members of the Working Party did note, in agreeing to the Option 2a design, that they were still unhappy with the proposal to close the walkway to Fisher Square and that their agreement reflected the fact that the search for a viable alternative walkway arrangement had not been successful.
- 3.3 Following this meeting, AAM have taken the opportunity to review the Option 2a design further, in light of the views and wishes expressed by the Working Party and the informal feedback received regarding the Walkways Agreement.
- 3.4 This work has enabled AAM to identify a means of providing a new stairwell access to the basement which would allow for the retention of walkway access from the shopping centre to Fisher Square, albeit with reconfigured routing.
- 3.5 This has resulted in the submission of the revised design and proposal for consideration by the Working party as an alternative to the existing approved design.

4. Update on Aberdeen Asset Management Proposals

Overview

- 4.1 The revised design is based on splitting the proposed works into two distinct phases.
- 4.2 This is designed to allow the mall re-flooring and works to re-orientate and reconfigure the HMV and Currys Digital units to be progressed immediately, under the existing approvals, with revised proposals relating to the current walkway from the centre to Fisher Square being covered by a further phase of proposed works.
- 4.3 AAM sought both planning and landlord's approval to progress the Phase 1 works from 30 April, so that the units will be available for trading in time for Christmas – a key consideration in ensuring their ability to achieve early lettings.
- 4.4 AAM recognised that the revised proposals in Phase 2 would need to be considered by the Working Party at a future meeting, but asked for early consideration of this matter. As a result an additional meeting of the Working party was arranged for 16 May 2012.

Details of the Revised Proposal

- 4.5 The revised plan submitted by AAM is attached as Appendix B, and identifies the two phases of works proposed – Phase 1 shown in blue and Phase 2 in pink.

Phase 1 works (blue shading)

- 4.6 The Developer proposes work to the current HMV and former Curry's Digital units, together with re-flooring of the Lion Yard mall, as outlined to previous meetings.
- 4.7 These works are consistent with the principles outlined by the developer for the ongoing improvement of the centre, and are in line with the design previously submitted to, and approved by, the Working Party.
- 4.8 AAM have identified that works will need to be commenced by 30 April if the units are to be available for trading in time for Christmas 2012, which will be a key consideration in seeking to ensure early letting of

the units and avoiding lost rental income for both the developer and the Council.

- 4.9 This application requires the Council to give landlords consent through a variation of the Licence for Works granted in July 2009 in order for the Phase 1 works to proceed, as some minor variations are proposed (e.g. inclusion of the works to the Curry's Digital unit).
- 4.10 As the works are consistent with the design unanimously approved by the Working Party, and covered by the Leader's subsequent decision, and do not pre-empt or unduly constrain potential outcomes in respect of the remaining phase of works officers were able to implement the operational completion of the matters which are required to confirm landlord's consent for these works to allow their commencement.
- 4.11 Discussions are taking place between Council officers and AAM to agree appropriate information and signage to be displayed during the period of the Phase 1 works, clarifying the scope of those works.

Phase 2 works (pink shading)

- 4.12 AAM's proposal includes a second phase of works which seek to complete the reconfiguration of existing retail units whilst maintaining walkway access from the centre to Fisher Square.
- 4.13 Whilst walkway access is retained, it is re-routed, utilising part of the existing Unit 27b. This is similar to one of the options put forward by the Council and considered at the January 2012 meeting. The main difference is that AAM have now identified a means of providing new stairwell access to basement storage areas for the new units which does not compromise the existing plant and machinery areas in the basement.
- 4.14 Given the nature of the changes proposed this Phase is being brought back to the Working Party for consideration.
- 4.15 The main issues arising are :
- a) The new proposal retains walkway access from the shopping centre to Fisher Square. The reconfigured routing means that the total distance to travel from a point in the existing Lion Yard atrium would be slightly longer (31.5m compared to 30.2m currently), though not materially so. This compares with a distance to travel of 99.7m under the currently approved design.

- b) The reconfigured walkway is designed to be 2.75m wide. Guidance regarding appropriate widths from the Council's Access Officer confirms that 2.75m means that 2 wheelchairs can easily pass each other, but that the flow of pedestrians would need to be calculated to give a definitive answer as to whether the walkway is sufficiently wide. It should be noted that this width is approximately equivalent to the narrowest point of the current walkway configuration.
- c) The plan at Appendix C shows that the proposed reconfigured walkway includes a dog-leg. Whilst this is not ideal, it is necessary in order to provide sufficient commercial space to make the proposal viable.
- d) The reconfigured walkway passes the lift shaft which currently provides access for the Central Library to the basement storage areas. There is not currently any access to these lifts at ground floor level, and it is not intended that this would be included. If the lifts were to be brought into use at this level then the queues resulting would cause significant problems for the usability of the walkway given the width and it's location at the dog-leg.
- e) The revised design would cover the existing external access to one of the disabled toilets located at the existing public toilets. Whilst this would indicate a reduction in the facilities currently available, the Working Party had already ascertained that this toilet is kept locked as a result of repeated instances of abuse of the facility and is therefore not available in practice. The Council could seek to undertake works to reinstate the access to this toilet from inside the public toilets (as it had been before the 2004 alterations), with a view to reconsidering the longer-term options as part of the wider refurbishment plans for the toilets as a whole.

Equality Impact Assessment (EqIA)

- 4.16 In light of the significant differences in the revised proposals, a new Equality Impact Assessment (EqIA) has been completed to support consideration. This is attached at Appendix D.

Walkway Agreement and Consultation

- 4.17 At its last meeting the Working Party considered the various consultations that would be required under the (then) approved design. With regard to the stated requirement that the developer

would be expected to consult on the closure of the walkway when applied for, the Chair proposed that the Council should undertake its own survey and consultation activity (with the Working party's input) and work with the developer during that time.

- 4.18 As a result, the Working party agreed that the Council itself should undertake consultation on the Walkway closure working with the developer, as appropriate.
- 4.19 The new Phase 2 design proposal does not close off the existing walkway, but it does vary it and an application would need to be submitted to the Highways Authority for approval of the variation. No informal view has yet been obtained from the Highways Authority.

Planning Issues

- 4.20 The developer has also now written to the Council, as the local planning authority, to set out a planning strategy. This includes:
- altering Curry's and HMV to turn the units around to face the Arcade under permitted development rights;
 - formalising the approved plans under the appeal 06/01080/FUL via a S96a non-material minor amendment application to condition the approved plans;
 - subsequently seeking to amend the approved plans via a S73 application to keep the toilets where they are presently; and
 - formalising any proposed alterations to the walkway via a full planning application.
- 4.21 The planning department is not in possession of any detailed plans in this regard, at this time.

Refurbishment of the Public Toilets

- 4.22 As outlined at the last meeting of the Working Party, it is not intended that officers start detailed work on the proposed refurbishment of the existing public toilets until all other issues have been resolved.
- 4.23 However, the preliminary design work scheduled for the autumn could be brought forward if all other issues were resolved earlier than previously anticipated

Summary and Conclusion

- 4.24 The revised proposal from AAM enables the retention of the walkway between the shopping centre and Fisher Square, reflecting the wishes expressed by the Working party at its meeting in January 2012.
- 4.25 Whilst this has positive effects for all users of the shopping centre, it is of particular advantage to users of the public toilets in that the distance to travel from within the centre is considerably reduced from that implied by the currently approved design, and only slightly longer than current.

5. Implications

(a) Financial Implications

- 5.1 The Council would be liable to make contributions towards the capital cost of any additional development works representing 25% of the eligible cost. The Council would also benefit from a 25% share of any net income that resulted from the development proposals.

(b) Staffing Implications

- 5.2 None, directly.

(c) Equal Opportunities Implications

- 5.3 A draft Equalities Impact Assessment has been undertaken covering the revised proposals, and is attached at Appendix D.

(d) Environmental Implications

- 5.4 There are not considered to be any significant environmental implications related to this report. Any refurbishment proposals for the toilets could include environmental improvements, but these will be reported separately.

(e) Community Safety

- 5.5 There are not considered to be any significant community safety implications related to this report.

6. Background papers

These background papers were used in the preparation of this report:

Revised Plans from Aberdeen Asset Management (AAM) received 9 November 2011

7. Appendices

Appendix A – Ground Floor Plan (current approved design – Option 2a)

Appendix B – Ground Floor Plan (latest proposed design – Phases 1 (blue) and 2 (pink))

Appendix C – Ground Floor Plan (detail of current and proposed walkway)

Appendix D – Equality Impact Assessment

8. Inspection of papers

To inspect the background papers or if you have a query on the report please contact:

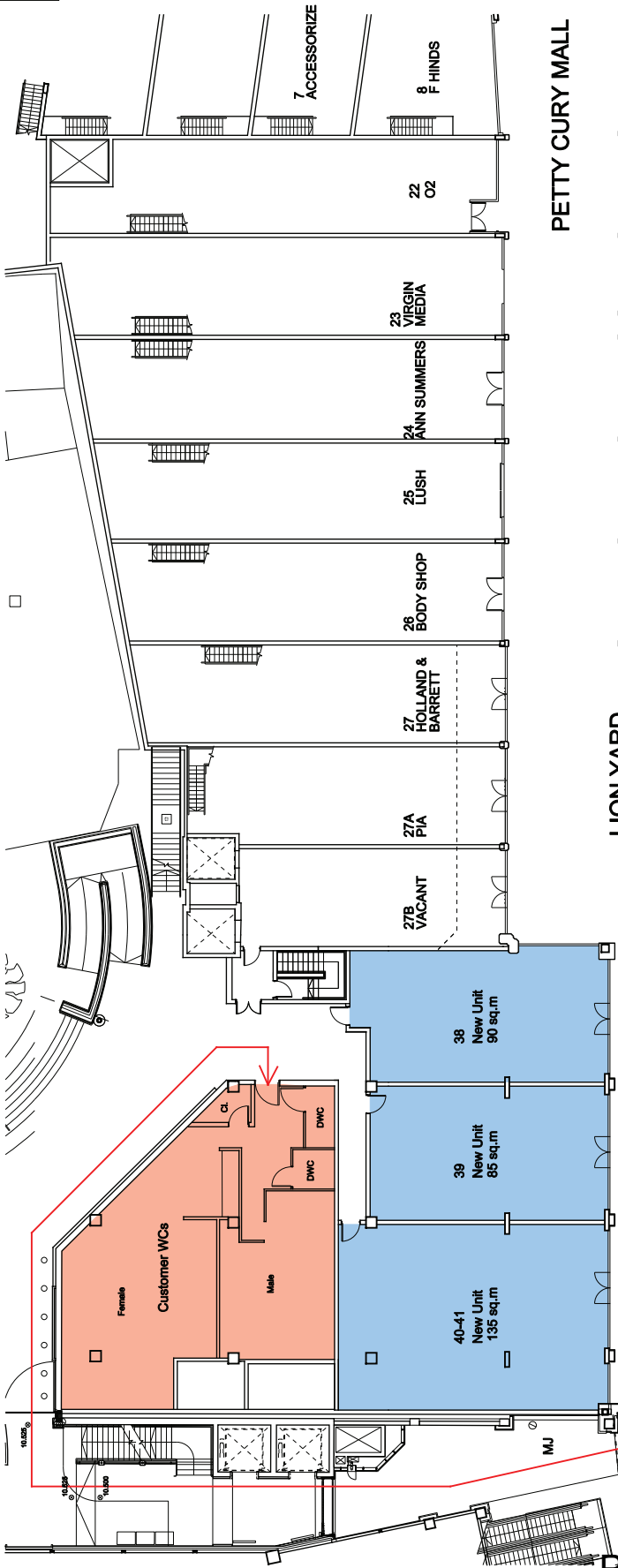
Author's Name: David Horspool

Author's Phone Number: 01223 457007

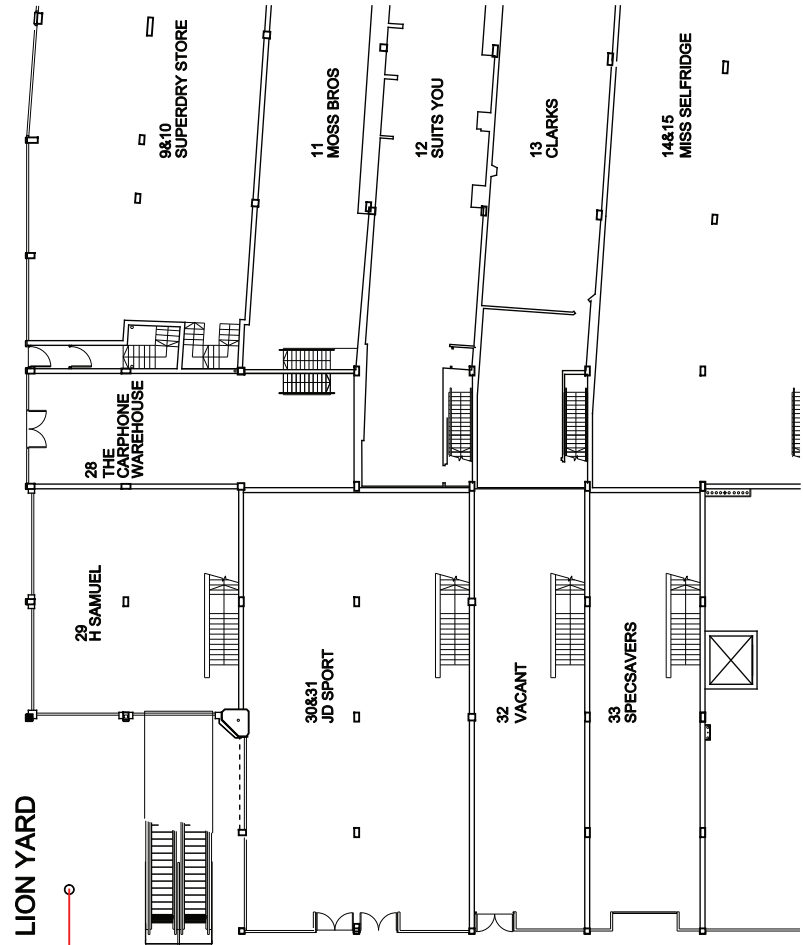
Author's Email: david.horspool@cambridge.gov.uk

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Appendix A



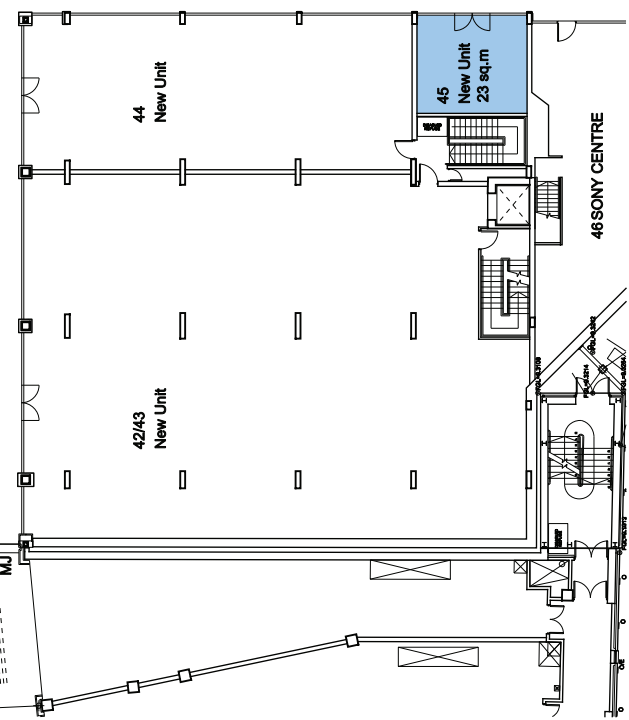
PETTY CURY MALL



LION YARD

Distance: 98.7m

LINK MALL



CHURCH WALK

colman architects

Project: Lion Yard, Cambridge

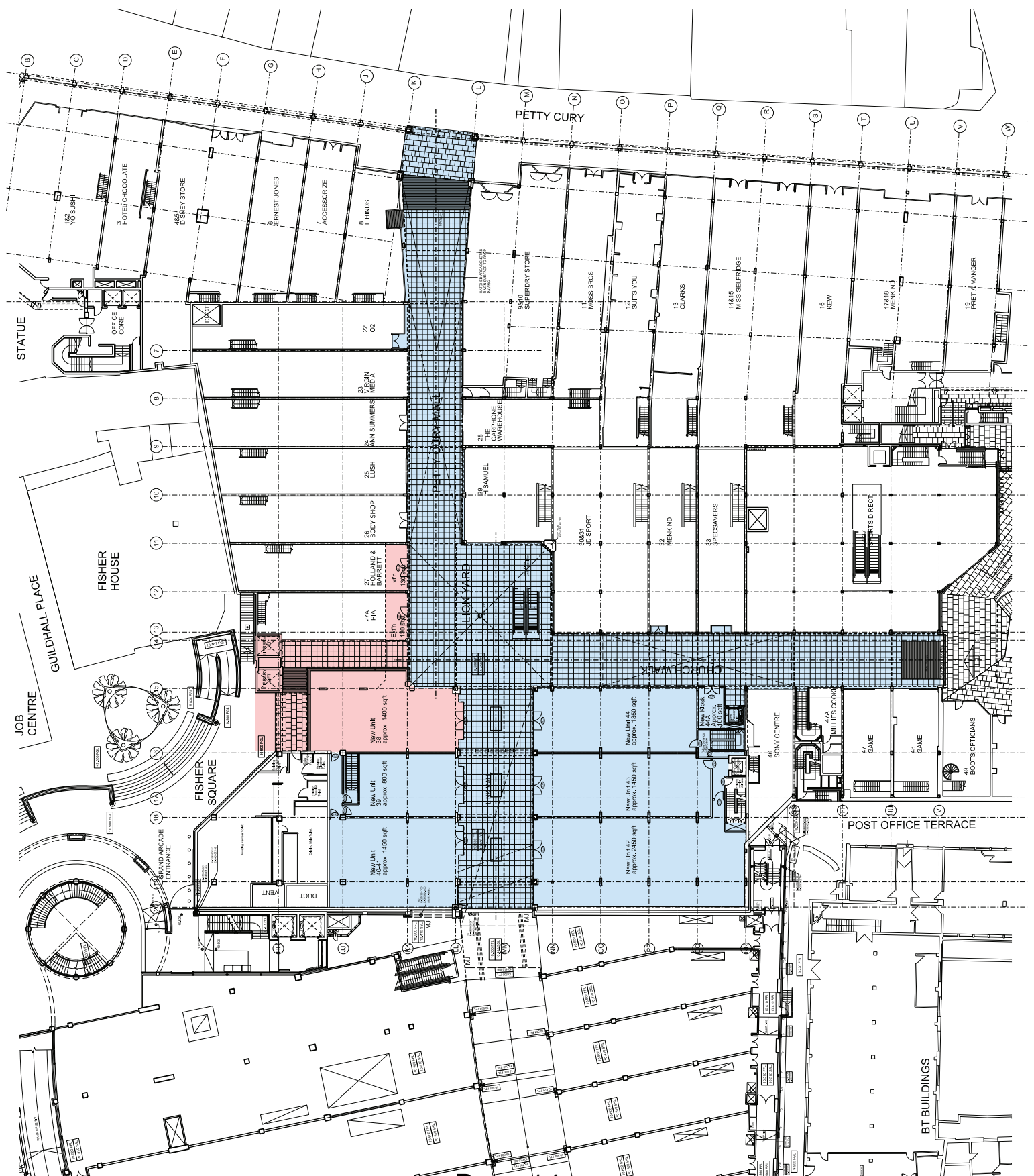
The Customer Toilets
Option 02a
Ground Floor

Scale: 1:250 @ A3	Date: 12/08/2011
Drawn by: SRH	Checked by: Manager
Drawing No: 1117/SK(-)120813	Revision: -

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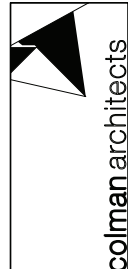
Appendix B



- Phase 1
- Phase 2

--- Potential construction for option 1 tenant

INFORMATION ONLY



Project
 Lion Yard,
 Cambridge

Title
 Proposed Ground Floor Plan
 Option 2

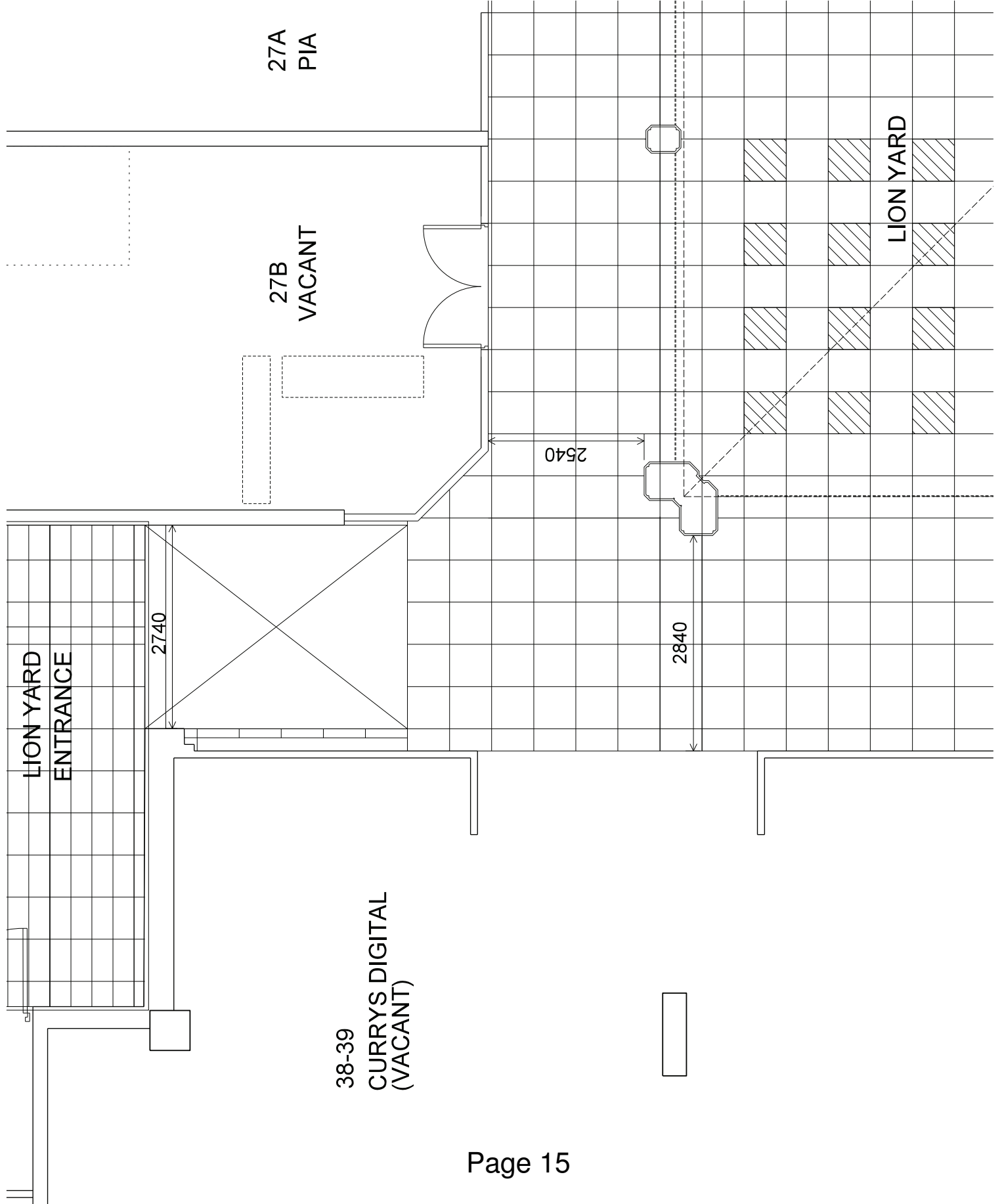
Scale	1:200 @ A1	1:400 @ A3	Date	10/03/2012
Drawn by	EH	Checked by	Project Manager	
Drawing No.	1117/SK(-)110312	Revision		

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Appendix C1



INFORMATION ONLY

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Project:
Lion Yard,
Cambridge

Title:
Existing Ground Floor Plan

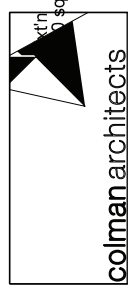
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Appendix C2

PRELIMINARY ISSUE

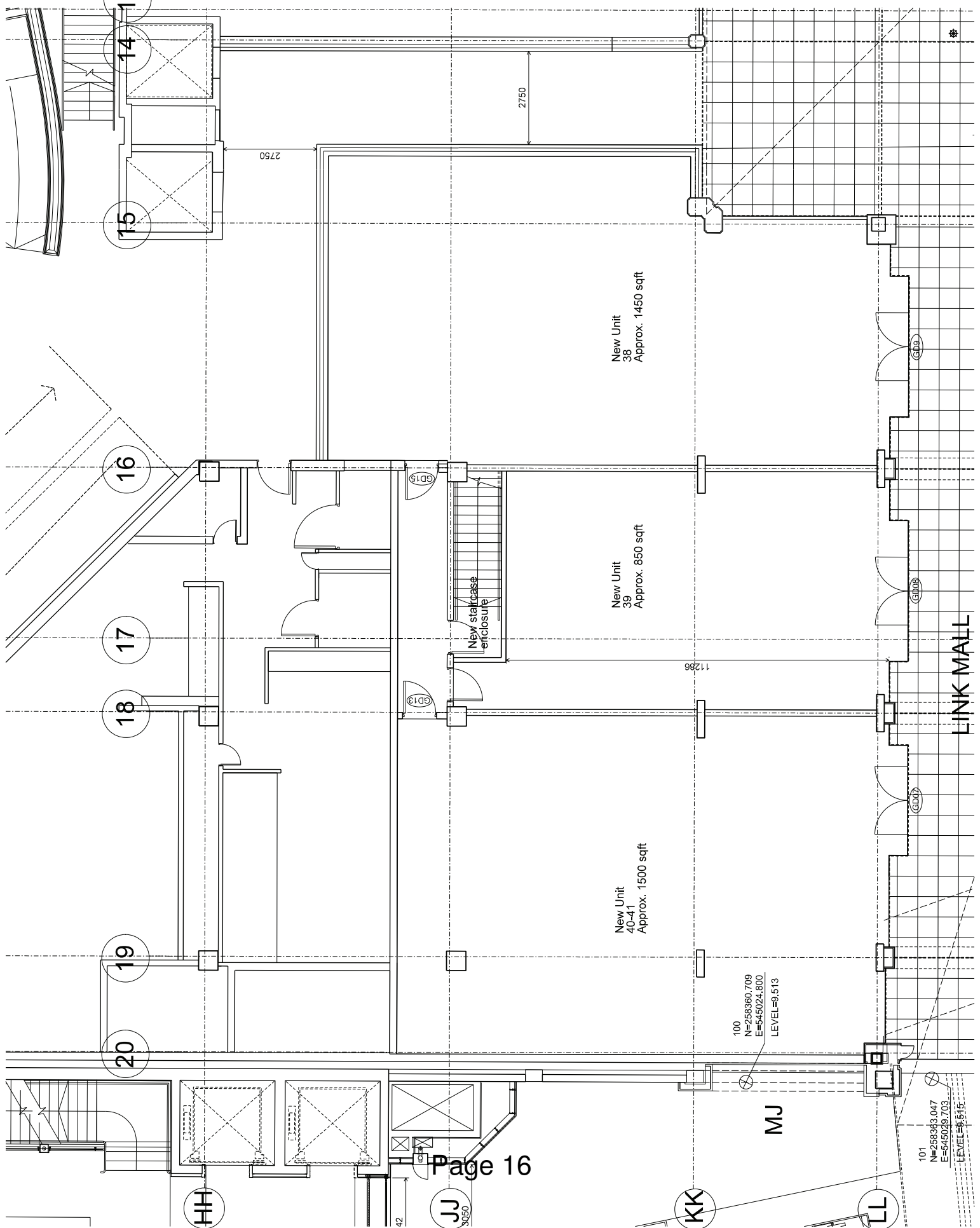


Project
 Lion Yard - Cambridge

Title
 Proposed Ground Floor
 Unit 38-41

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Drawn by	GA	Checked by	Proj. Arch.	Checked by	Manager
Drawing No.	1117/SK(-)190112				
Revision	-				

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 e-mail: projects@colmanarchitects.co.uk
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 2001/2012



New Unit
 38
 Approx. 1450 sqft

New Unit
 39
 Approx. 850 sqft

New Unit
 40-41
 Approx. 1500 sqft

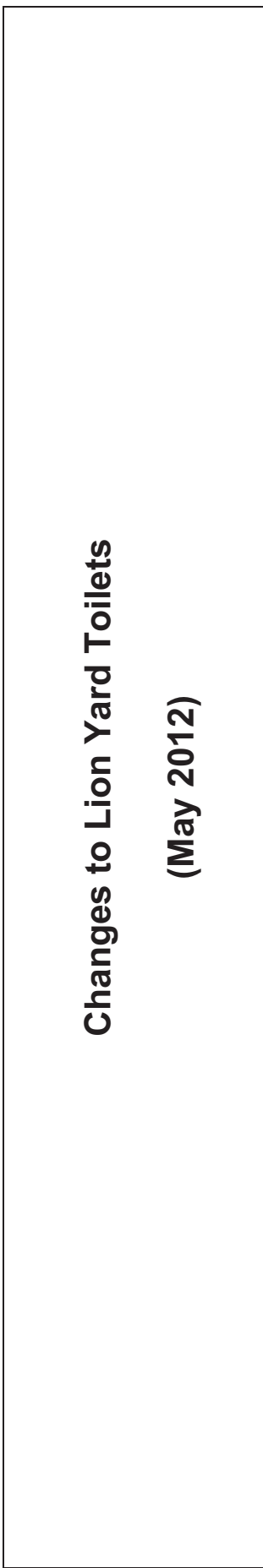
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LINK MALL

Cambridge City Council

Equality Impact Assessment



Changes to Lion Yard Toilets

(May 2012)

An Equality Impact Assessment seeks to identify:

- Whether the Council's strategies, policies, projects, contracts, major changes in services, and decisions affect different groups of people in different ways – and why this is happening
- If groups are affected in different ways, does that mean that one or more groups are disadvantaged compared to other groups, can this be justified lawfully, what action will be taken to correct or reverse it
- Whether the Council's strategies, policies, projects, contracts, major changes in services, and decisions actively support and promote different groups getting on well together (community cohesion).

Equality Impact Assessment

General Information	
1.	<p>Title of strategy, policy, plan, project, contract, major change in service or decision:</p> <p>Changes to the layout of Lion Yard and their impact on access to the public toilets.</p>
2.	<p>What is the objective or purpose of the strategy, policy, plan, project, contract, major change in service or decision?</p> <p>The Council has received a planning application from Aberdeen Asset Management to make changes to the layout of Lion Yard. This Equality Impact Assessment has been produced to identify the impact these changes would have on the access to the public toilets. The proposal is for the toilets to remain in their current location. The existing Fisher Square entrance to Lion Yard would be closed, and a new entrance created. The proposal would also result in the closure of the external access to one of the two disabled toilets.</p>
3.	<p>Who will be affected by this strategy, policy, plan, project, contract, major changes in services or decision? (Please tick those that apply)</p> <p> <input checked="" type="checkbox"/> Residents <input checked="" type="checkbox"/> Visitors <input checked="" type="checkbox"/> Staff </p> <p>A specific client group or groups (please state):</p> <p>Disabled people Older People Pregnant women Parents with small children Carers</p>
4.	<p>What type of strategy, policy, plan, project, contract, major change in service or decision is this? (Please tick)</p> <p> <input type="checkbox"/> New <input checked="" type="checkbox"/> Revised <input type="checkbox"/> Existing </p>
5.	<p>Responsible department, section, service manager and Head of Service.</p> <p>Department: Resources Section: Property Services Service Manager: Philip Taylor</p>

6.	Are other departments or partners involved in delivering this strategy, policy, plan, project, contract, major change in service or decision?	<input type="checkbox"/> No <input checked="" type="checkbox"/> Yes (please give details): Planning, Legal and Streets and Open Spaces services. Aberdeen Asset Management (developers).
Gathering Performance Data		
7.	How do you (or how will you) monitor the impact of the strategy, policy, plan, project, contract, major change in service or decision? <i>(Please tick any that apply and give examples e.g. bench marking with the Housing Quality Network)</i>	<input type="checkbox"/> Performance indicators/targets <input type="checkbox"/> Benchmarking with other organisations <input type="checkbox"/> User satisfaction survey results <input checked="" type="checkbox"/> Consultation results (the EqIA uses consultation undertaken in respect of the original proposal to relocate the toilets) <input checked="" type="checkbox"/> Complaints information <input checked="" type="checkbox"/> Freedom of Information requests <input checked="" type="checkbox"/> Service uptake data (About a million users a year) <input checked="" type="checkbox"/> External verification e.g. inspection results, views of organisations representing equalities groups <input type="checkbox"/> Staff survey results <input type="checkbox"/> Workforce monitoring data <input checked="" type="checkbox"/> Partnership consultation <input type="checkbox"/> Other (please state:)

<p>8.</p>	<p>Which of the equalities groups does this monitoring data relate to? <i>(Please tick any that are relevant)</i></p>	<p> <input checked="" type="checkbox"/> Age <input checked="" type="checkbox"/> Disability <input checked="" type="checkbox"/> Gender/transgender <i>(inc gender re-assignment, pregnancy and maternity)</i> <input type="checkbox"/> Marriage and Civil Partnership <input type="checkbox"/> Race <input type="checkbox"/> Religion/belief <input type="checkbox"/> Sexual orientation <input type="checkbox"/> None </p>	<p>Other factors that may lead to inequality e.g. social class, income or financial exclusion, children in care, ex-offenders <i>(please state)</i>:</p> <p>Carers</p> <p>If you collect different monitoring data for different groups for different aspects of your service please give details here:</p>
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Analysing Performance Data

	Using the monitoring information that you have or will be collecting, please indicate if the impact of the strategy, policy, plan, project, contract, major change in service or decision is/is likely to be the same for the equalities groups as it is for the population or the workforce as a whole.	Same impact	Not same impact	Positive (P) / Negative (N)	Insufficient evidence
9.		<input type="checkbox"/>	✓	N	<input type="checkbox"/>
		<input type="checkbox"/>	✓	N	<input type="checkbox"/>
		<input type="checkbox"/>	✓	N	<input type="checkbox"/>
		✓	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
		✓	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
		✓	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
		✓	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
		<input type="checkbox"/>	✓	N	<input type="checkbox"/>

10.	List and explain any negative impacts identified in Qu 9. State which equalities group is/may be affected, what the negative impact is/may be and give details of any evidence of this impact/potential impact e.g. document titles, web links. If you have no evidence of the negative impact but believe it may exist, please say so.	Equalities Group Affected Disabled people and Carers	What the potential negative impact is The proposal would impact on the access to one of the disabled toilets. This is because the door to the disabled toilet that users access without going into the toilet block itself would be blocked as part of the changes. The second disabled toilet located inside the toilet block would not be affected. The proposals would also mean that there would be no possibility of access to either disabled toilet after 8pm when the toilet block is locked. However this would be no different to the current situation, because the disabled toilet with the external door is already locked to prevent anti-social behaviour. The City Council will be refurbishing the toilets in 2012/13, and this would provide an opportunity to make changes so that both disabled toilets can be accessed. Aberdeen Asset Management is aware of the potential issue, and would wish to align their proposals and the timescales for their work with those of the City Council.	Evidence of potential negative impact if there is any. The City Council does have some information about use of the disabled facilities. A survey conducted in March 2011 regarding the relocation of Lion Yard toilets revealed that: <ul style="list-style-type: none"> • 19% of respondents said they sometimes needed to use a disabled toilet due to a medical condition or disability. • A further 5% of respondents said they always needed to use a disabled toilet. • 12% of respondents to the survey were carers for someone who has a disability or medical condition that means they have to use a disabled toilet. Whilst no single figure exists for the number of disabled people in Cambridge, estimates suggest that approximately 17% of people have a limiting long-term illness, impairment or disability in Great Britain. This matches the findings of the 2008 Place Survey for Cambridge.
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		<p>Disabled people, Older People, Pregnant women, Parents with small children and Carers</p>	<p>If the proposal was agreed, whilst the work was carried out to change the walkway to the public toilets, depending on the individuals starting point. I.e. people would need to use the South exit from Grand Arcade to get to the toilets. Some people have shared their concerns over it being dark and sometimes impeded by people waiting for lifts and to use the vending machines.</p>	<p>If the proposal was agreed, whilst the work was carried out to change the walkway and depending on the individuals starting point, it could take longer to get to the public toilets. For example, from a point adjacent to the Lion Yard escalators it would be an increase in distance of approximately 70.8m.</p>
<p>11.</p>	<p>Are or will people from equalities groups take up services associated with the strategy, policy, plan, project, service, contract, major change in service or decision at the same rate as the population or the workforce as a whole?</p>	<p> <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Insufficient evidence </p>	<p>If no, please provide details....</p>	

12.	<p>Is your strategy, policy, plan, project, service, contract, major change in service or decision likely to exclude or disadvantage equalities groups in the longer term?</p>	<p> <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Insufficient evidence </p>	<p>If yes, please indicate which groups will be affected and what the impact will be...</p> <p>Disabled people, older people, pregnant women, parents with small children and carers may be disadvantaged in the short term because it could take them longer to get to the toilets whilst the work is done to change the walkway. Good planning and close working with the developers will help to minimise the impact.</p> <p>In the long term, people from these equalities groups will not be disadvantaged as the proposed new walkway is very similar in length to the existing walkway. From on a central point in Lion Yard, the current distance to the toilets is 30.2 metres. The distance using the new proposed walkway would be 31.5 metres. The length of the walkway will be short as the depth of the old Library unit is shallower than the old Dixons frontage.</p> <p>The proposed new walkway would be 2.75 metres wide, which is more than sufficient to meet the expected standards and would, for example, allow two wheelchairs or prams to pass each other without difficulty.</p> <p>Equally, good design and planning, as well as close working with the developers, will minimise the potential negative impact of the proposals on the disabled toilets. The City Council will consider as part of the refurbishment of the toilets during 2012/13 the access to the disabled toilets, so that disabled people are not disadvantaged in the longer term.</p>
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Checking Delivery Arrangements					Reason
	Yes	No	Insufficient evidence		
<p>13. Please check the delivery arrangements for the strategy, policy, plan, project, service, contract, major change in service or decision against these criteria:</p> <p>If you answered no to any of the criteria, please explain why, giving details of any legal justification if there is one...</p>	Are any premises involved accessible to all?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	Is any ICT software and equipment accessible to all?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Not applicable
	Is consultation and participation inclusive of all?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	Are public events and meetings accessible to all?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	Do public meetings and events avoid conflict with religious events?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	Is electronic, web based and paper information accessible for all?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	Are images and text in documents and publicity campaigns representative of all?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Not applicable

Conclusions and Next Steps	
14.	<p>a) The evidence has not identified any disadvantages or negative impacts.</p> <p>b) The evidence indicates that there are no disadvantages or negative impacts that cannot be easily addressed.</p> <p>c) It has not been possible to say whether or not there is a disadvantage or negative impact e.g. there is insufficient evidence.</p> <p>d) The evidence indicates potential disadvantages or negative impacts that cannot be easily addressed.</p>
	An action plan is attached.

Gathering additional information		
15.	<p>What additional evidence are you going to gather? <i>(Please tick any that apply)</i></p> <p><input checked="" type="checkbox"/> Advice from experts (Counsel's opinion)</p> <p><input type="checkbox"/> Demographic profile e.g. Census</p> <p><input type="checkbox"/> Existing consultation results</p> <p><input type="checkbox"/> Existing user data</p> <p><input type="checkbox"/> External verification e.g. expert views of people/organisations representing equality group(s)</p> <p><input type="checkbox"/> Local needs analysis e.g. Joint Strategic Needs Assessments</p> <p><input type="checkbox"/> National best practice information e.g. Audit Commission reports</p> <p><input type="checkbox"/> New consultation with a specific equality group(s)</p> <p><input type="checkbox"/> Research reports</p> <p><input type="checkbox"/> Relevant staff group expertise</p>	<p>Other <i>(please state)</i>:</p> <p>The planning application will be subject to the normal consultation processes.</p>
16.	<p>If you have any additional comments please add them here.</p>	

Completion	
17.	<p>Name and job title of assessment lead officer: Philip Taylor</p> <p>Date of completion: 02 May 2012</p> <p>Names of other assessment team members and people consulted: Philip Taylor, Interim Head of Property Services Chris Williams, Strategy Officer</p> <p>Date of next review of the EqIA <i>This should be within three years of the date of completion of the original EqIA.</i></p>

Note: when completed a copy of this form should be saved with the relevant strategy, plan, policy, project, contract, major change in service or decision and an electronic copy sent to Chris Williams, Strategy Officer, chris.williams@cambridge.gov.uk who will arrange for publication on the Council's web pages and the Intranet.

Action Plan

Equality Impact Assessment Title: **Changes to Lion Yard Toilets**

Date: 02 April 2012

Equality Group	Details of possible disadvantage or negative impact	Action to be taken to address the disadvantage or negative impact	Officer responsible for progressing the action	Date action to be completed by
Age	Older people may be disadvantaged in the short term because it could take them longer to get to the toilets whilst the work is done to change the walkway.	Work with Aberdeen Asset Management to align their proposals and the timescales for their work with those of the City Council for refurbishing the toilets.	Andrew Preston, Project Delivery & Environment Manager	Prior to, and during, the work taking place. Date tbc.
Disability	Disabled people may be disadvantaged in the short term because it could take them longer to get to the toilets whilst the work is done to change the walkway. The proposal would result in the closure of the existing external access to the disabled toilet.	Work with Aberdeen Asset Management to align their proposals and the timescales for their work with those of the City Council for refurbishing the toilets. The City Council will change the access to the disabled toilets as part of their refurbishment in 2012/13.	Andrew Preston, Project Delivery & Environment Manager Andrew Preston, Project Delivery & Environment Manager	Prior to, and during, the work taking place. Date tbc. During the design stage of the refurbishment project. Date tbc.

Gender / Transgender	Pregnant women and parents with small children may be disadvantaged in the short term because it could take them longer to get to the toilets whilst the work is done to change the walkway.	Work with Aberdeen Asset Management to align their proposals and the timescales for their work with those of the City Council for refurbishing the toilets.	Andrew Preston, Project Delivery & Environment Manager	Prior to, and during, the work taking place. Date tbc.
Marriage and Civil Partnership				
Race/ethnicity				
Religion or belief				
Sexual orientation				
Carers	Same as Disability	Same as Disability		

Name and Job Title of Officer completing the Action Plan: Philip Taylor, Senior Estates Surveyor
Department/Service: Property Service