



To: Leader: Cllr Sian Reid
Report by: Philip Taylor – Senior Estates Surveyor
Relevant scrutiny Strategy & Resources Scrutiny 10/10/2011
committee: Committee
Wards affected: All Wards

LION YARD TOILETS - DEVELOPMENT PROPOSALS

Key Decision

1. Executive summary

- 1.1 At the 4 July 2011 meeting of the Strategy and Resources Scrutiny Committee, The Leader resolved to:
- i. Agree that consent should not be given to any formal request from Aberdeen Asset Management for landlord's consent to the relocation of the city centre public toilets at Lion Yard based on the original proposals.
 - ii. Agree that landlord's consent should not be given to the revised proposal received from Aberdeen Asset Management on 15 June 2011 as the scheme does not adequately mitigate the negative impacts of the original scheme and introduces a new negative impact by reducing the male facilities.
 - iii. Call on the developer to implement either the 2008 scheme (Strategy & Resources Scrutiny Committee - 1st September 2008) or an improved scheme both subject to Equalities Impact Assessment (EqIA), consultation, planning and landlord's consent as required, or for the toilets to remain as presently located.
- 1.2 As a consequence of the Committee decision Aberdeen Asset Management submitted revised plans (Appendix A) on the 12 August 2011, which looked to further mitigate the negative impacts of the 15 June 2011 proposal by relocating the proposed baby change/family room from the first floor to the ground floor, retaining the passenger lift and increasing the number of urinals within the male provision from five to seven.

- 1.3 Two further options involving the toilets being retained at their current ground floor location were also submitted. Both options are derived from the landlord's consented scheme (Strategy & Resources Scrutiny Committee - 1st September 2008) in that both involve the closure of the Fisher Square entrance to Lion Yard, with Option 2b also proposing to create a new entrance to the toilets as envisaged in the 2008 scheme.
- 1.4 This report highlights the current position and contains a recommendation on the latest proposals, subsequent to further discussions with Aberdeen Asset Management, and an updated EqIA.

2. Recommendations

2.1 The Leader is recommended to agree:

- a) That landlord's consent should not be given to the revised first floor proposal received from Aberdeen Asset Management on 12 August 2011 (Option 1), as the scheme still does not adequately mitigate the negative impacts previously identified by the EqIA and associated consultation.
- b) That Option 2b, as submitted, is rejected.
- c) That landlord's consent should be given to the retention of the public toilets at their current location as proposed under Option 2a, which retains the current entrance and internal layout, subject to Recommendation d).
- d) That a Member working party is established to:
 - (i) Advise the Leader with regard to:
 - The detailed design elements still to be finalised relating to Option 2a.
 - The EqIA for the scheme, and associated mitigation measures.
 - Appropriate consultation.
 - (ii) Oversee refurbishment plans for the Lion Yard toilets, for recommendation to the appropriate Executive Councillor.

- 2.2 The Scrutiny Committee is recommended to delegate its pre-scrutiny role in respect of Recommendation d) above to the proposed Member working party.

3. Background

Development Proposals Affecting the Toilets at Lion Yard

- 3.1 The Council is the freehold owner, and therefore Superior Landlord, of the Lion Yard shopping centre, subject to a head lease to Barclays Nominees (George Yard) Limited – who are represented by Aberdeen Asset Management. The Council receives a geared ground rent for the shopping centre, based on 25% of the net rent received by the head lessee. The terms of the lease require that the Council make a capital contribution of 25% of the agreed cost of any development
- 3.2 Any development of the shopping centre requires the Council's approval as landlord. Under the head lease between the Council and the developer, the Council is required to consider proposals for works and should not unreasonably withhold consent. Its relationship with the developer is in the capacity of commercial landlord and it should act in this capacity generally. However, insofar as proposals affect the toilets, the Council is entitled to take account of the impact of the proposals on the toilets as a public (rather than just a shopping centre) facility.
- 3.3 The Council currently operates the Lion Yard public toilets. Although the Council owns the freehold of the Lion Yard shopping centre, the public toilets are included in the lease to Barclays Nominees (George Yard) Limited and then leased back to the Council.
- 3.4 Proposed changes to the Lion Yard shopping centre have been made by the developer over an extended period of time. This has included the successful scheme to redevelop the former Heidelberg Gardens site to provide additional retail space.
- 3.5 The general strategy behind recent proposals has been to better integrate Lion Yard with Grand Arcade by improving the link between the two shopping centres through better alignment and to seek to maximise retail floor space.
- 3.6 This has included proposed improvement schemes considered by the Council, in its role as Superior Landlord, in July 2006, September 2007, September 2008, January 2011 and July 2011.

2006 Scheme

- 3.7 A proposal was considered by the City Centre Development committee in July 2006, which involved the relocation of the toilets at first floor level immediately adjoining part of the Grand Arcade development. This proposal also involved the closure of the Fisher Square entrance to Lion Yard. Although the committee indicated support for this proposal, the developer was subsequently unable to agree satisfactory terms with Grand Arcade.

2007 Scheme

- 3.8 A scheme was proposed in 2007 which was given planning permission, on appeal, by the planning inspectorate. This scheme involved closing the Fisher Square entrance to Lion Yard (against the wishes of the Planning committee) and installing toilets on the first floor alongside facilities for the disabled and for carers of young children and babies, a new lift to the first floor and a disabled toilet, baby change facilities and a family room on the ground floor. This scheme does not have landlord's consent.

2008 Scheme & July 2009 Licence

- 3.9 Consideration of the developer's application in September 2008 involved the Council-operated toilets being retained in their current location, but reconfigured internally and to provide an access directly onto Fisher Square so as to allow for the closure of the existing entrance to Lion Yard from Fisher Square and the creation of new retail units.
- 3.10 This proposal was approved and landlord's consent granted by licence in July 2009. The licence provides for the closure of the existing access from Fisher Square and alterations to the toilets. The detail of the alterations to the toilets is not set out but is to be the subject of later submissions.
- 3.11 This approach would represent a material change from the permitted scheme from a planning perspective and so would require additional consent. If the developer wishes to progress this proposal then the Council would also carry out an EqlA in respect of the detail of works submitted under the 2009 licence, but could not use an EqlA in its capacity as landlord to revisit the principle of closure agreed under that licence.
- 3.12 The licence will automatically expire if a material start on the works is not made within three years.

2011 Scheme

- 3.13 The proposal considered at the 17 January 2011 meeting involved the relocation of the public toilets to Church Walk at first floor level. Access to the first floor being by means of the existing staircase adjacent to the proposed new location or by the escalators by the New Look store. Disabled access would be via the existing Grand Arcade lifts.
- 3.14 At the meeting concerns were raised by the public about the relocation of the toilets highlighting the issue of disabled access, and the Council subsequently received a petition of over 10,000 signatures against the relocation. The report presented to the meeting had concluded that the proposed re-provision at first floor level would be DDA compliant, but noted that it was considered to be inferior in location and less convenient than the existing arrangement.
- 3.15 An EqlA was undertaken covering this proposal which concluded that disabled people, older people and parents with small children were likely to be disadvantaged by the proposed relocation. For all three groups the journey time to reach the first floor was considered to be problematic.
- 3.16 At the scrutiny committee meeting on 4 July 2011 Aberdeen Asset Management outlined revised proposals, which had been developed in the light of the Council's published EqlA and an access report which they had commissioned from the Centre for Accessible Environments together with consultation with disability groups undertaken by AAM through a meeting held on 6 June 2011.
- 3.17 The revised scheme involved installing an 8-person lift and a RADAR controlled disabled toilet on the ground floor directly below the proposed first floor provision. The provision at first floor level was revised to include a dedicated baby changing facility. These revisions resulted in a reduction in the proposed male toilets from 6 to 5 urinals and from 4 to 2 WCs.
- 3.18 Based on the findings of the EqlA, the Leader resolved to:
- ◆ Agree that consent should not be given to any formal request from Aberdeen Property Management for landlord's consent to the relocation of the city centre public toilets at Lion Yard based on the original [January 2011] proposals.

- ◆ Agree that landlord's consent should not be given to the revised proposal received from Aberdeen Property Management on 15 June 2011 as the scheme does not adequately mitigate the negative impacts of the original scheme and introduces a new negative impact by reducing the male facilities.
- ◆ Call on the developer to implement either the 2008 scheme or an improved scheme both subject to Equalities Impact Assessment, consultation, planning and landlord's consent as required, or for the toilets to remain as presently located.

4. **Current Proposals**

Proposals Received

- 4.1 Following the decision at the 4 July 2011 scrutiny committee, Aberdeen Asset Management submitted revised plans on the 12 August. These adopted two approaches:

Option 1

- 4.2 This seeks to further mitigate the negative impacts of the scheme considered on 4 July 2011 by relocating the proposed baby change/family room from the first floor to the ground floor, retaining the 8-person passenger lift and increasing the number of urinals within the male provision from five to seven.
- 4.3 Based on the findings of the original EqIA it was recommended that consent should not be given to any formal request from Aberdeen Asset Management for landlord's consent to the relocation of the toilets at Lion Yard to the first floor, based on the proposals submitted at that time.
- 4.4 Given that the new submission is based on amendments to the original scheme, officers have considered the impact of the changes being proposed to the scheme against the negative impacts which were identified in the original EqIA and concluded that the relocation of the baby changing facility and increase in the number of urinals still does not adequately mitigate the negative impacts identified by the EqIA.

Option 2

- 4.5 There are two alternative options submitted, both retaining the toilets at their current ground floor location and closing the Fisher Square entrance, but based on two alternative layouts.
- 4.6 Both options are derived from the landlord's consented scheme (Strategy & Resources Scrutiny Committee - 1st September 2008) in that both involve the closure of the Fisher Square entrance to Lion Yard, with Option 2b also proposing to create a new entrance to the toilets as envisaged in the 2008 scheme.
- 4.7 Option 2a leaves the toilets as they are with both entrance and internal layout unchanged. It closes the Fisher Square entrance, but allows access to the entrance of the existing disabled toilet which is accessible directly from the Fisher Square area.
- 4.8 Option 2b is not fully worked-up to show detailed internal toilet design proposals. However, from the plan submitted it involves the closure to the public of the area around the existing entrance to the toilets. This option would also require works to relocate the entrance to one of the disabled toilets which currently has direct access from this area. The relocation of the entrance as shown on the floor plan would involve the loss of the existing attendant's office. The implementation of internal access to this toilet would have implications for one of the existing baby changing areas within the toilets. This option would involve disruption to service provision during the works, which would require detailed consideration.
- 4.9 A draft EqlA has been undertaken in relation to the toilets being retained at their current location, as in the landlord's consented scheme. This has concluded that the significant effective negative impacts are the additional distance (over 70 metres, from a point close to the bottom of the escalators in Lion Yard) that would have to be travelled to get to the public toilets from some points on the ground floor once the Fisher Square entrance is closed and the potential increased congestion in the Grand Arcade exit to Fisher Square. The Council cannot use an EqlA in its capacity as landlord to revisit the principle of closure agreed under that licence. However, it serves to identify mitigation measures, such as additional signage which will be necessary as detailed in Appendix D.
- 4.10 Aberdeen Asset Management are also intending to have completed the detailed design and tendering processes for the reconfiguration of the existing HMV unit shortly, and they are in advanced negotiations on a suitable pre-let.

- 4.11 They would intend to undertake the Fisher Square closure works at the same time, particularly now that the former Currys unit is vacant and non-income producing. They expect this will result in the best programme efficiency and minimal disturbance and cost. They are also planning to be laying new flooring throughout the ground floor mall as part of this programme. Their current target would be to start on site in early 2012, and complete works during Q3 2012.

Conclusion

- 4.12 Consent should not be given in respect of Option 1, as submitted, as this does not adequately mitigate the negative impacts identified by the EqIA; and associated consultation. This would also not be in line with the July meeting.
- 4.13 Option 2b cannot be endorsed as currently submitted, given the issues associated with the internal layout and facilities (as discussed in para 4.8 above).
- 4.14 Even if the Council asked the developer to reconsider the design detail associated with Option 2b, their timetable for works would leave insufficient time for the Council to consult on designs for the facilities and layout within the toilets. It would also not allow for a refurbishment to be effectively integrated with these plans.
- 4.15 Option 2a meets the requirements of the resolution of the last meeting of the committee, by retaining the toilets as presently located.
- 4.16 The Council has a Capital Programme for the refurbishment of the twenty public conveniences serving shopping, public open spaces and park areas within the City. The current programme has not included any plans for the Lion yard toilets, given the potential for their re-provision as part of proposals submitted by the developer.
- 4.17 Approval of Option 2a would allow the Council to consider appropriate proposals for the refurbishment of the toilets, which could then be the subject of a capital budget bid as part of the current budget process. If the bid was successful, detailed refurbishment plans could be determined in consultation with the public.
- 4.18 Option 2a does not preclude a decision to move the entrance for the toilets to a more suitable location as part of the later refurbishment proposals, and would allow appropriate consideration of the internal layout.

4.19 As a result, Option 2a is recommended for approval. In order to facilitate progress, it is also recommended that a Member working party is established, to:

(ii) Advise the Leader with regard to:

- The detailed design elements still to be finalised relating to Option 2a.
- The EqIA for the scheme, and associated mitigation measures.
- Appropriate consultation.

(ii) Oversee refurbishment plans for the Lion Yard toilets, for recommendation to the appropriate Executive Councillor.

5. Implications

(a) Financial Implications

5.1 Under the terms of the head lease the Council receives a 25% share of net rent. The proposal to retain the toilets at their current location will reduce the additional rental income generated from the redevelopment under Option 1, but also reduce the Council's capital contribution towards development costs. An updated financial appraisal is awaited from Aberdeen Asset Management.

5.2 Under the proposed arrangement the Council will retain the management and staffing of the toilets, which has an annual running cost of circa £65,000 per annum.

5.3 Any proposal for refurbishment of the Lion Yard toilets would be subject to separate scrutiny as part of the budget process.

(b) Staffing Implications

5.4 If the toilets remain in their current location the Council will retain the management and staffing of the toilets.

(c) Equal Opportunities Implications

5.5 An Equalities Impact Assessment has been undertaken covering these proposals. It is attached as Appendix D.

(d) Environmental Implications

5.6 There are not considered to be any significant environmental implications related to this report.

(e) **Community Safety**

5.7 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:

Development asset strategy for Lion Yard Cambridge – Arlington Property Investors – April 2006)

Lion Yard Refurbishment Report: CB Richard Ellis – June 2006

Lion Yard Development Proposals Agenda, Minutes and decisions – City Centre Development Scrutiny Committee – 19 July 2006, 26 September 2007, 1 September 2008, 17 January 2011 & 4 July 2011

Equality Impact Assessment – May 2011 & September 2011

Consultation Reports on Lion Yard toilets March/April 2011

Revised Proposals from Aberdeen Asset Management (AAM) received 12 August 2011

7. Appendices

Appendix A – Option 1 - First Floor Proposal (Latest Revision)

Appendix B – Option 2a

Appendix C – Option 2b

Appendix D – Equality Impact Assessment (EqIA)

8. Inspection of papers

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

Author's Name: Philip Taylor

Author's Phone Number: 01223 - 457431

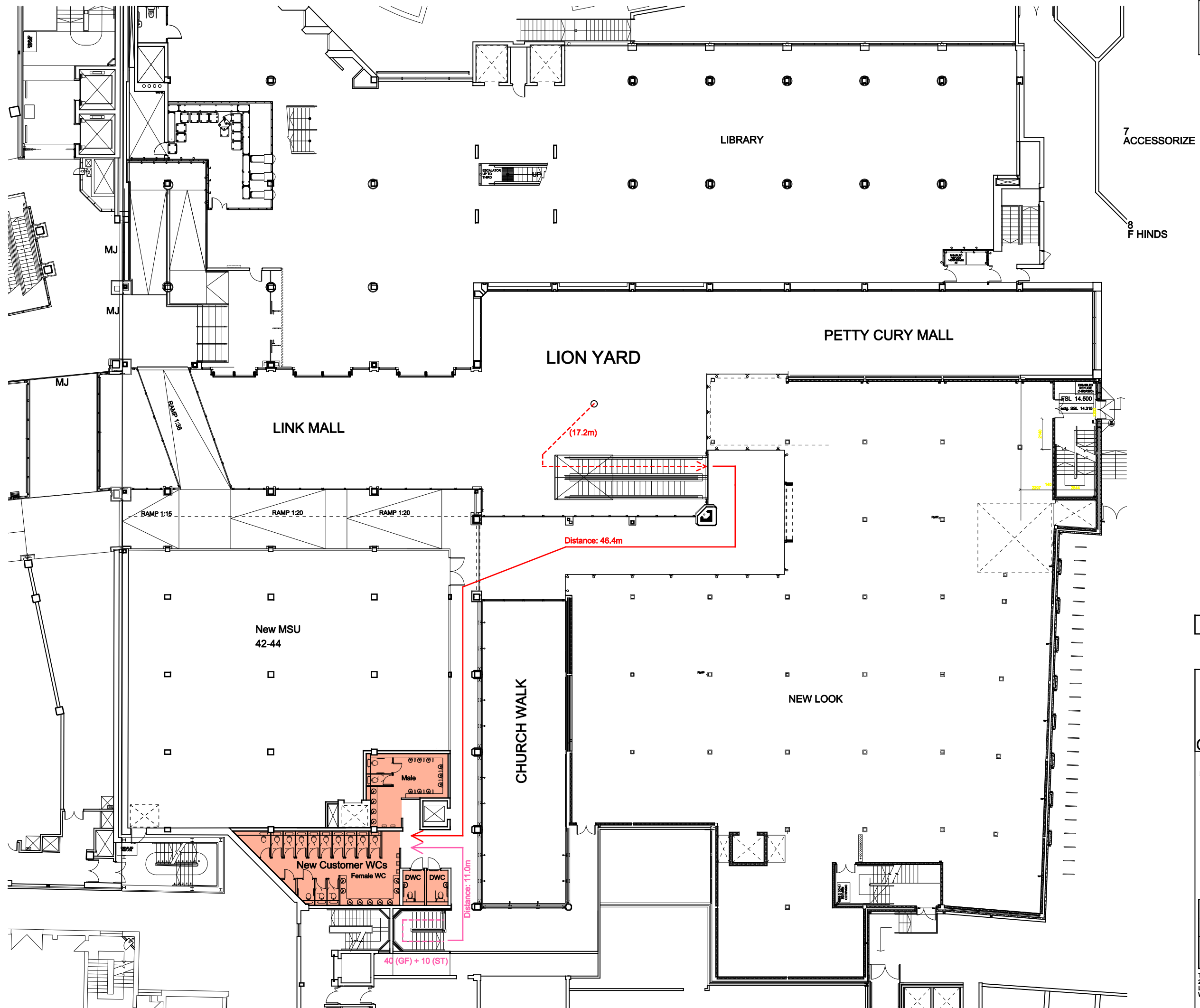
Author's Email: philip.taylor@cambridge.gov.uk

Dimensions are not to be scaled from this drawing.

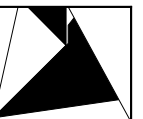
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Appendix A



INFORMATION ONLY



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Project
Lion Yard,
Cambridge

Title
Customer Toilets
Option 01
First Floor

Scale 1:250 @ A3		Date 12/08/2011
Drawn by XXXX	Checked by Proj. Arch.	Checked By Manager
Drawing No. 1117/SK(--)120812		Revision -

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Appendix A



INFORMATION ONLY

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Project
Lion Yard,
Cambridge

Title
Customer Toilets
Option 01
Ground Floor

Scale	Date
1:250 @ A3	12/08/2011

Drawn by	Checked by Proj. Arch.	Checked By Manager
SRH		

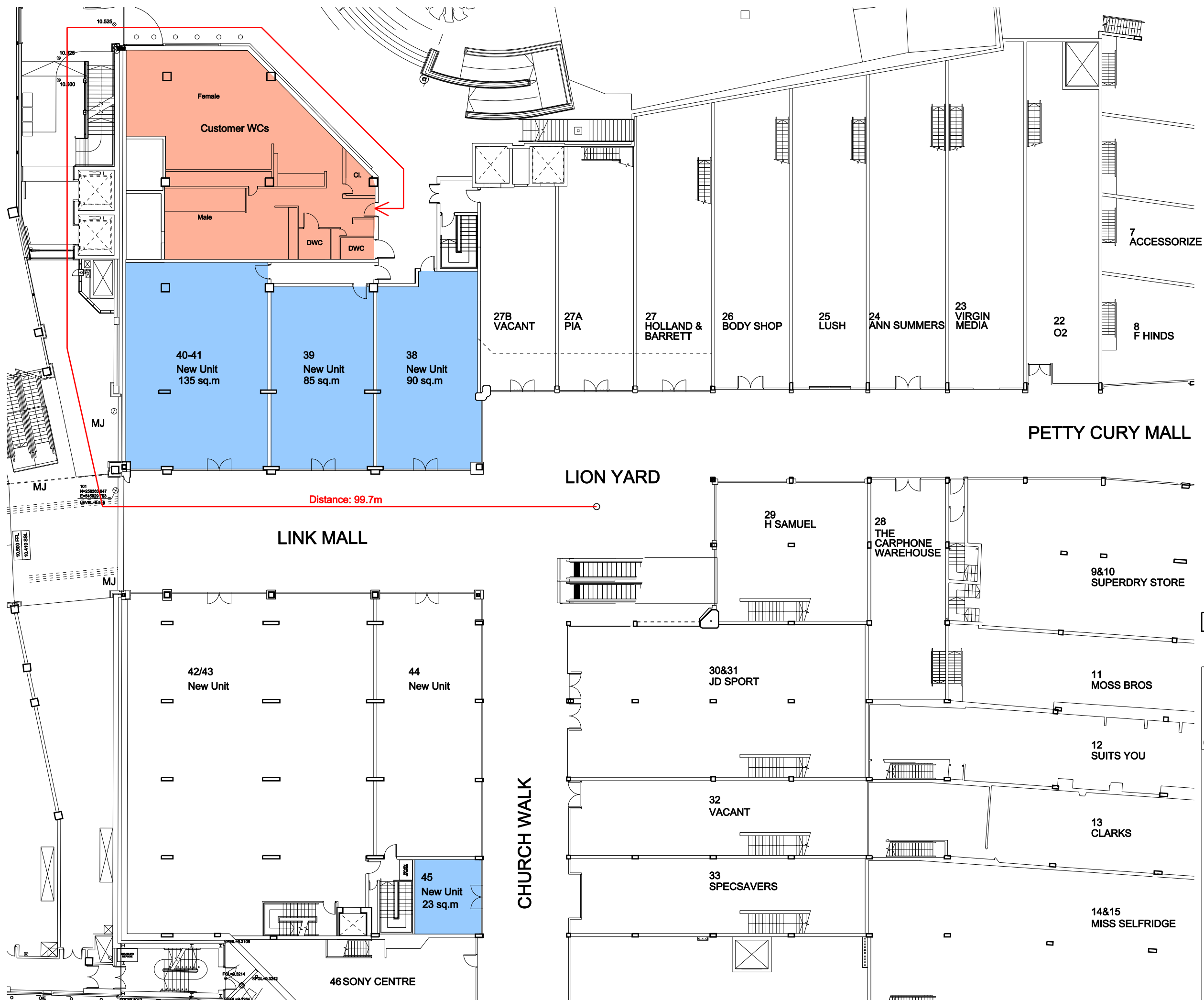
Drawing No.	Revision
1117/SK(→)120811	-

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CAD Filename: \\tcp1\architect\TCP Job\1117-LionYard\2 SHIT\sk(-)Toilet Option\SK120811- Opt 12/08/2011



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Revision	Notes	Date
A	General amendments to toilet layout General amendments to units 38-41	26/09/11

Appendix B

INFORMATION ONLY

colmanarchitects

Project
Lion Yard,
Cambridge

Title
Customer Toilets
Option 02a
Ground Floor

Scale
1:250 @ A3

Date
12/08/2011

Drawn by
SRH

Checked by Proj. Arch.

Checked By Manager

Drawing No.
1117/SK(-)120813

Revision
A

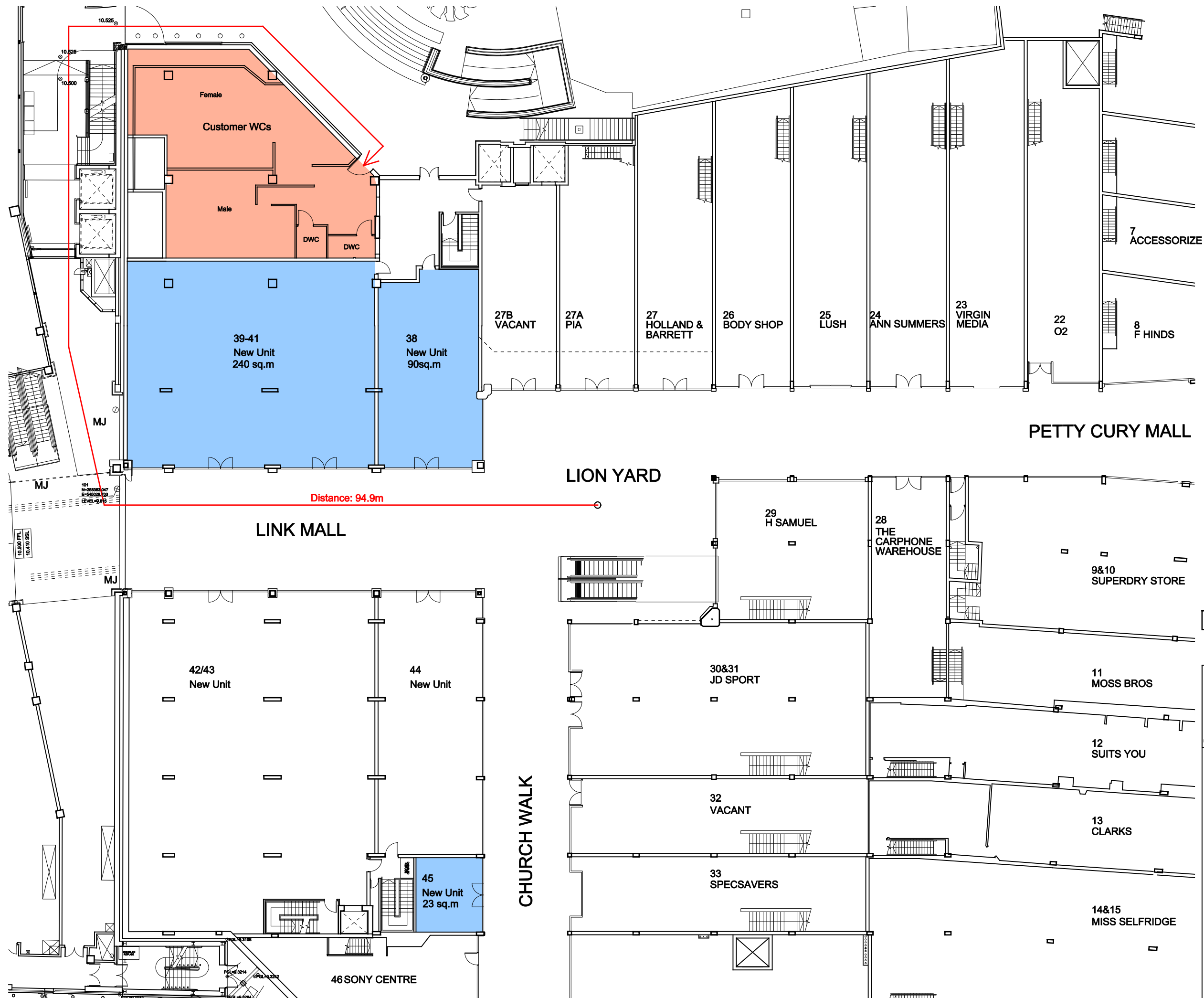
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Appendix C



INFORMATION ONLY

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Project
Lion Yard,
Cambridge

Title
Customer Toilets
Option 02b
Ground Floor

Scale 1:250 @ A3	Date 12/08/2011
Drawn by SRH	Checked by Proj. Arch. Checked By Manager
Drawing No. 1117/SK(-)120814	Revision -

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CAD Filename: \\Top\Architects\ITCP Jobs\1117-LionYard\02 SHTSK(-)Toilet Option\SK120814-01.dwg
12/08/2011

Draft

Cambridge City Council

Equality Impact Assessment

Changes to Lion Yard Toilets

(September 2011)

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.	Title of strategy, policy, plan, project, contract, major change in service or decision:	<p>Changes to Lion Yard Toilets</p> <ul style="list-style-type: none"> Option 1- Relocation to first floor Option 2 - Retain in current location
2.	What is the objective or purpose of the strategy, policy, plan, project, contract, major change in service or decision?	<p>The Council has received a proposal from Aberdeen Asset Management to relocate the ground floor public toilets in the Lion Yard Shopping Centre to the first floor, this has been subject to subsequent revisions seeking to include mitigations relating to EqlA findings. The latest version of this constitutes Option 1</p> <p>AAM have also submitted two variations of an Option 2 to retain the public toilets at their current location (Option 2). Both of these variation involve the closure of the Fisher Square entrance to The Lion Yard Shopping Centre</p>
3.	Who will be affected by this strategy, policy, plan, project, contract, major changes in services or decision? (Please tick those that apply)	<div> <input checked="" type="checkbox"/> Residents <input checked="" type="checkbox"/> Visitors <input checked="" type="checkbox"/> Staff </div> <div> <p>A specific client group or groups (please state):</p> <p>Disabled people Older People Parents with small children Carers</p> </div>
4.	What type of strategy, policy, plan, project, contract, major change in service or decision is this? (Please tick)	<input type="checkbox"/> New <input checked="" type="checkbox"/> Revised <input type="checkbox"/> Existing
5.	Responsible department, section, service manager and Head of Service.	<p>Department: Resources</p> <p>Section: Property Services</p> <p>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).
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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:) <input type="checkbox"/> None

Analysing Performance Data						
			Same impact	Not same impact	Positive (P)/ / Negative(N)	Insufficient evidence
9.	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.	Age	<input type="checkbox"/>	<input checked="" type="checkbox"/>	N	<input type="checkbox"/>
		Disability	<input type="checkbox"/>	<input checked="" type="checkbox"/>	N	<input type="checkbox"/>
		Gender (<i>Inc pregnancy and maternity</i>)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	N	<input type="checkbox"/>
			<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
		Transgender (<i>inc gender re-assignment</i>)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
		Marriage and Civil Partnership	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
		Race	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
		Religion/belief	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
		Sexual orientation				
		Other factors that may lead to inequality (please state):				
		1. Carers	<input type="checkbox"/>	<input checked="" type="checkbox"/>	N	<input type="checkbox"/>
		2.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
		3.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
		None	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Comparison of original negative impacts against revised schemes

		Equalities Group Affected	What the potential negative impact is		
			January 2011 scheme	Effect of the revised July 2011 scheme (Option1)	Effect of Option 2 (Applies to both options 2a & 2b unless stated otherwise)
10.	<p>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.</p> <p>If you have no evidence of the negative impact but believe it may exist, please say so.</p>	<p>Age:</p> <p>Matters of fact:</p>	<p>It takes longer to get to proposed site of the first floor toilets from the same point on the ground floor than to access the current ground floor toilets</p> <p>Some infirmities of old age require immediate toilet access e.g. incontinence, prostate problems.</p>	<p>It will still take longer to get to proposed site of the first floor toilets from the same point on the ground floor than to access the current ground floor toilets. The new lift may reduce access times compared to the original proposal.</p>	<p>It will take longer to get to the public toilets from locations on the ground floor in Lion Yard once the Fisher Square entrance is closed. For example, from a point adjacent to the Lion Yard escalators - an increase in distance of approx. 70.8m in Option 2a, and approx. 66.1m in Option 2b.</p> <p>However it is felt that this does not represent a material disadvantage to users.</p>

		Equalities Group Affected	What the potential negative impact is		
			January 2011 scheme	Effect of the revised July 2011 scheme (Option1)	Effect of Option 2 (Applies to both options 2a & 2b unless stated otherwise)
10.		Perceptions:	<p>When the Fisher Square exit is closed off, there are concerns that the South exit from Lion Yard is dark and is sometimes impeded by people waiting for lifts.</p> <p>Claustrophobia, fear of using (largely fear of being trapped) or inability to use lifts and escalators (more predominant in frail older people)</p>	<p>The new proposals do not address this issue</p>	<p>Grand Arcade have been requested to monitor potential congestion following closure of the Fisher Square entrance. Light level will also be reviewed with Grand Arcade.</p> <p>Not applicable to this scheme</p>

		Equalities Group Affected	What the potential negative impact is		
			January 2011 scheme	Effect of the revised July 2011 scheme (Option1)	Effect of Option 2 (Applies to both options 2a & 2b unless stated otherwise)
		Disability: Matters of fact:	<p>It will take some disabled people longer to access the toilets on the first floor from the ground floor than it does to access the current ground floor toilets. For some medical conditions a few minutes difference could be critical.</p> <p>Narrowness of the walkway to the proposed toilets – concerns that a single wheel chair could block access.</p> <p>Cubicle size of new toilets – smaller than current provision.</p>	<p>The intention to include a disabled w.c. on the ground floor will help mitigate this impact. But only one single WC is proposed on the ground floor so some queuing may occur.</p> <p>The intention to include a disabled w.c. on the ground floor will help mitigate this impact.</p> <p>AAM advise that although the cubicle size may be smaller than those currently available within Lion Yard they are fully DDA and industry compliant</p>	<p>It will take longer to get to the public toilets from locations on the ground floor in Lion Yard once the Fisher Square entrance is closed. For example, from a point adjacent to the Lion Yard escalators - an increase in distance of approx. 70.8m in Option 2a, and approx. 66.1m in Option 2b.</p> <p>However it is felt that this does not represent a material disadvantage to users.</p> <p>Grand Arcade have been requested to monitor potential congestion following closure of the Fisher Square entrance. Light level will also be reviewed with Grand Arcade.</p> <p>Not applicable to this scheme</p>

		Equalities Group Affected	What the potential negative impact is		
			January 2011 scheme	Effect of the revised July 2011 scheme (Option1)	Effect of Option 2 (Applies to both options 2a & 2b unless stated otherwise)
		Disability (cont'd): Perception:	<p>Some disabilities require 'immediate' toilet access – incontinence, multiple sclerosis, irritable bowel syndrome, prostate disorders</p> <p>The Grand Arcade lifts are often out of order. At the weekends the lifts are often very crowded and there can be long waits.</p> <p>Concern that the new toilets will close at normal shop closing time rather than at 8.00 p.m. so limiting the participation of some people in early evening events in the centre of the city.</p> <p>Concern that the new facilities may not meet Disability Discrimination Act standards</p> <p>Concern about fire evacuation arrangements from the first floor, particularly for people with physical disabilities, and the perception that these will be inadequate</p>	<p>The intention to include a disabled w.c on the ground floor will help mitigate this impact. But only one single WC is proposed on the ground floor so some queuing may occur.</p> <p>The intention to include a disabled w.c. on the ground floor will help mitigate this impact. But only one single WC is proposed on the ground floor so some queuing may occur.</p> <p>The intention to include a disabled w.c. on the ground floor will help mitigate this impact.</p> <p>AAM advise that although the cubicle size may be smaller than those currently available within Lion Yard they are fully DDA and industry compliant</p> <p>The intention to include a disabled w.c on the ground floor will help mitigate this impact. But only one single WC is proposed on the ground floor so some queuing may occur</p>	<p>Not applicable to this scheme</p> <p>Not applicable to this scheme</p> <p>Opening times will remain unchanged</p> <p>Not applicable to this scheme</p> <p>The proposal will be DDA compliant</p> <p>A Fire Risk Assessment (FRA) will need to be undertaken</p>

		Equalities Group Affected	What the potential negative impact is		
			January 2011 scheme	Effect of the revised July 2011 scheme (Option1)	Effect of Option 2 (Applies to both options 2a & 2b unless stated otherwise)
		Pregnancy and Maternity Matters of fact:	<p>It takes longer to get to proposed site of the first floor toilets from the same point on the ground floor than to access the current ground floor toilets.</p> <p>Women in the early stages of pregnancy may need to reach a toilet urgently if they suffer from morning sickness and in the later stages of pregnancy ‘urinary frequency and urgency’.</p>	<p>It will still take longer to get to proposed site of the first floor toilets from the same point on the ground floor than to access the current ground floor toilets. The new lift may reduce access times compared to the original proposal.</p> <p>Option 1 looked to further revise the scheme with the baby changing/family room being relocated to the ground floor and an increase in the number of urinals in the male provision from five to seven. In our opinion this still does not adequately mitigate the negative impacts previously identified.</p>	<p>It will take longer to get to the public toilets from locations on the ground floor in Lion Yard once the Fisher Square entrance is closed. For example, from a point adjacent to the Lion Yard escalators - an increase in distance of approx. 70.8m in Option 2a, and approx. 66.1m in Option 2b.</p> <p>However it is felt that this does not represent a material disadvantage to users.</p> <p>Improved signage, including finger panel in Fisher Square should help to mitigate against this impact</p> <p>Option 2b proposes to move the current toilet entrance, which may have a negative impact on one of the existing baby change facilities. Therefore Option 2a which retains the current entrance and layout is the option recommended for acceptance</p>

		Equalities Group Affected	What the potential negative impact is		
			January 2011 scheme	Effect of the revised July 2011 scheme (Option1)	Effect of Option 2 (Applies to both options 2a & 2b unless stated otherwise)
		Perception:	Concerns about the safety of using stairs/lifts and escalators with a small child and a pushchair. Problems with increased lift congestion with more mothers with buggies and wheel chairs using them therefore potential for increased delay and more 'accidents' likely.	The new proposals do not address this issue The intention to include a new passenger lift within the revised scheme will help to mitigate this impact	Not applicable to this scheme Not applicable to this scheme

		Equalities Group Affected	What the potential negative impact is		
			January 2011 scheme	Effect of the revised July 2011 scheme (Option1)	Effect of Option 2 (Applies to both options 2a & 2b unless stated otherwise)
		Carers Matters of fact:	<p>Carers expressed similar concerns regarding the length of time to get to facilities in the new location.</p> <p>If a disabled facility is retained downstairs but no general facilities are provided downstairs, carers will have to go upstairs to use the toilets and take the people they are caring for with them or leave them downstairs unattended.</p>	<p>It will still take longer to get to proposed site of the first floor toilets from the same point on the ground floor than to access the current ground floor toilets. The new lift may reduce access times compared to the original proposal.</p>	<p>It will take longer to get to the public toilets from locations on the ground floor in Lion Yard once the Fisher Square entrance is closed. For example, from a point adjacent to the Lion Yard escalators - an increase in distance of approx. 70.8m in Option 2a, and approx. 66.1m in Option 2b.</p> <p>However it is felt that this does not represent a material disadvantage to users.</p> <p>Not applicable to this scheme</p>

		Equalities Group Affected	What the potential negative impact is		
			January 2011 scheme	Effect of the revised July 2011 scheme (Option1)	Effect of Option 2 (Applies to both options 2a & 2b unless stated otherwise)
11.	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?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Insufficient evidence	If no , please provide details.... The disabled toilets and baby-changing facilities are used less often than the general toilet accommodation.		
12.	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?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Insufficient evidence The full extent of the impact will depend on the degree of mitigation that can be provided.	If yes , please indicate which groups will be affected and what the impact will be...		

Checking Delivery Arrangements						
			Yes	No	Insufficient evidence	Reason
13.	<p>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>	<p>Are any premises involved accessible to all?</p> <p>Is any ICT software and equipment accessible to all?</p> <p>Is consultation and participation inclusive of all?</p> <p>Are public events and meetings accessible to all?</p> <p>Do public meetings and events avoid conflict with religious events?</p> <p>Is electronic, web based and paper information accessible for all?</p> <p>Are images and text in documents and publicity campaigns representative of all?</p>	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<p>Not applicable</p> <p>Not applicable</p>

Conclusions and Next Steps		
14.	a) The evidence has not identified any disadvantages or negative impacts.	
	b) The evidence indicates that there are no disadvantages or negative impacts that cannot be easily addressed.	
	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>d) The evidence indicates potential disadvantages or negative impacts that cannot be easily addressed.</p>	<p>Conclusions:</p> <p>Option 1 – Disabled people, older people and parents with small children are likely to be disadvantaged by the proposed relocation. For all three groups the journey time to reach the first floor is considered to be problematic. This is not fully addressed by the inclusion of a family room and single disabled toilet on the ground floor.</p> <p>Option 2 - There may be an increase in journey times to the public toilets at their current, ground floor location, following the closure of the Fisher Square entrance from within Lion Yard shopping centre. Older people and parents with children and pregnant women may still experience some negative impacts caused by longer journey times, but it is not felt that the increase in journey times is material.</p> <p>Potential mitigations:</p> <ul style="list-style-type: none"> • Signage to Lion Yard toilets needs improvement • A map of public toilets would be helpful to users • There is limited awareness of the availability of Guildhall toilets and the disabled toilet behind the Green Coffee Company • <p>Action Plan attached.</p>
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Gathering additional information

15.	What additional evidence are you going to gather?	<input type="checkbox"/> Advice from experts <input type="checkbox"/> Demographic profile e.g. Census <input type="checkbox"/> Existing consultation results <input type="checkbox"/> Existing user data <input checked="" type="checkbox"/> External verification e.g. expert views of people/organisations representing equality group(s) <input type="checkbox"/> Local needs analysis e.g. Joint Strategic Needs Assessments <input type="checkbox"/> National best practice information e.g. Audit Commission reports <input type="checkbox"/> New consultation with a specific equality group(s) <input type="checkbox"/> Research reports <input type="checkbox"/> Relevant staff group expertise	<p>Other (<i>please state</i>):</p> <p>Centre for Accessible Environments – opinion commissioned by Aberdeen Asset Management</p>
16.	If you have any additional comments please add them here.		

Completion		
17.	Name and job title of assessment lead officer:	Philip Taylor
	Date of completion:	27 September 2011
	Names of other assessment team members and people consulted:	
	Date of next review of the EqIA <i>This should be within three years of the date of completion of the original EqIA.</i>	Upon completion of the proposed scheme if approved and required consents obtained

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 **Strategy and Partnerships** who will arrange for publication on the Council's web pages and the Intranet.

ACTION PLAN – Updated in relation to (recommended) Option 2

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

Date: 27 September 2011

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	Additional time taken to access public toilets at their current ground floor location following closure of Fisher Square	<p>Discuss options with Grand Arcade to monitor potential congestion and improve lighting within the walkway</p> <p>Improved signage indicating the location of public toilets in the city centre</p> <p>Production of a map available from the Tourist Information Centre showing the location of all public toilets in the city centre.</p>	<p>Property Services</p> <p>Property Services</p> <p>Head of Tourism and City Centre Management</p>	October 2011
Disability	Additional time taken to access public toilets at their current ground floor location following closure of Fisher Square	<p>Discuss options with Grand Arcade to monitor potential congestion and improve lighting within the walkway</p> <p>Improved signage indicating the location of public toilets in the city centre</p>	<p>Property Services</p> <p>Head of Tourism and City Centre Management</p>	October 2011

Gender/Transgender <i>Inc gender reassignment and Pregnancy and Maternity</i>	Additional time taken to access public toilets at their current ground floor location following closure of Fisher Square	Discuss options with Grand Arcade to monitor potential congestion and improve lighting within the walkway Improved signage indicating the location of public toilets in the city centre	Property Services Head of Tourism and City Centre Management	October 2011
Marriage and Civil Partnership	n/a			
Race/ethnicity	n/a			
Religion or belief	n/a			
Sexual orientation	n/a			
Other factors that may lead to inequality Carers	None			

Name and Job Title of Officer completing the Action Plan: Philip Taylor – Senior Estates Surveyor

Department/Service: Property Services