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Oadby and Wigston Borough Council

Public Toilets Commercial Opportunity

**Information and Guidance Pack**

**THIS DOES NOT COMMIT THE COUNCIL TO A FUTURE PROCUREMENT EXERCISE OR CONTRACT.**

**Please note all information provided in this document is indicative and for information purposes only. All responses will be treated with confidentiality.**

# Background

The Council continues to look at all the buildings we own to see how best they can be used to support the needs of businesses, residents and visitors.

During this process the three former toilet blocks located in our area were identified as a priority, so we could see how best we could bring them back into use and at the same time offer an opportunity for a small business to use the remainder of the space.

The three buildings are all public conveniences that have been closed. The Council recognises that good quality facilities and services can attract people into our parks and town centres.

# The Offer

We are therefore seeking expressions of interest in each or all of the sites so we can explore innovative ways in which a public convenience can be created at each location recognising the whole building may not be required which is where the business opportunity arises.

The buildings are all watertight, have water and sewer connections and power is available.

The buildings are all Council assets and it is acknowledged that some will require more work than others. They are untested as commercial locations and as part of the process to explore their reuse we want to work with you in bring them forward.

# Limitations

1. The sites will each need to provide a public convenience. How this is provided is flexible and there are a number of options that can be explored.
2. The buildings cannot be extended without consent and public consultation.
3. Alterations to any of the buildings, and the use of them may require planning consent. The Council will work on this with potential occupiers.
4. The buildings cannot be purchased from the Council and will come with a restriction to provide a public convenience in perpetuity.
5. None of the sites come with dedicated parking. This is something that can be considered as part of any proposal.
6. Although there is no dedicated funding to carry out conversion works, the cost of this can be factored into any rental payment. Some works may be undertaken by the Council and there may be an opportunity to bid for funding to support the work.

# What Next

The Council is keen to hear from people who may be interested in taking one or more of the sites forward. There are limitations with each site that will impact their future use but this will be reflected in any rent that is charged by the Council. We want to work with you to bring the sites into use and to provide valuable and much needed services and facilities to our community.

If you wish to discuss any ideas or arrange a site visit please contact Jon Wells on 0116 257 2692 or email [jon.wells@oadby-wigston.gov.uk](mailto:jon.wells@oadby-wigston.gov.uk)

# Expressions Of Interest

Written expressions of interest using the ‘Expression of interest form’ should be sent by 12 noon on 1 September 2023 by e-mail to:

Jon Wells, Senior Strategic Development Manager at [jon.wells@oadby-wigston.gov.uk](mailto:jon.wells@oadby-wigston.gov.uk)

# Next Steps

Following receipt of the Expressions of interest, suitable applicants will then be contacted to formally place an offer with timescales.

## Site 1 – Willow Park, Wigston, LE18 1ED

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This former toilet block is located within Willow Park, overlooking the sports pitches and play area. It backs onto Aylestone Lane and is close to homes and schools. This location has no dedicated parking although there is a car park for the park approximately 50 metres away.

# Building

The building was reroofed in 2007 and has been closed for a number of years. It is of a good size and could provide for staff and public toilets internally as well as business space. The building is of sound construction and there is good footfall in the area.

# Opportunity

It is considered this is a strong opportunity for a hospitality type business. The premises will require work but the location and potential footfall could be a big draw.

## Site 2 – East Street, Oadby, LE2 5AF

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This toilet block is located on the conner of South Street and East Street within East Street car park.

# Building

The building has already been part converted into an office. It has a former toilet in the northern part of the building. Separate to this is an L-shaped store room and sperate office and office toilet.

The building may be suitable for internal reconfiguration and an alternative use, both subject to planning permission being granted.

## Opportunity

The site has a prominent location within the car park and is close to The Oadby Parade. The site therefore has good visibility and footfall and is close to parking areas.

The office and storeroom could provide an opportunity for a business with a separate externally accessed public toilet being created.

## Site 3 – Junction Road, Wigston, LE18 1PN

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This former toilet block is located within Junction Road car park.

# Building

The building has not been changed and will require internal remodelling to provide a usable space. An externally accessible toilet can easily be created using the existing disable toilet. The building is in a well-used car park in Wigston with good footfall and visibility but is a little way from the main shopping area.

# Opportunity

This will require vision, the location is central and tucked away. A separate externally accessible public toilet can be created, the other space will require more consideration on how it could be spilt up and used.