****

**Item 11 – SREC 7th November 2024**

**The Heath Toilet Refurbishment**

**Background**

The current Heath Toilets date back to the 1950s and are now in need of refurbishment to modernise and reduce carbon emissions, as well as provide a more sustainable and hygienic environment for the public to use.

**Final Drawings**

Final drawings are attached for members to approve. The drawings reflect feedback from members on the following points:

* Design of extended roof areas changing from flat to semi-pitched
* Overall look and design of toilet building including decorative ridge tile
* Introduction of windows at high level where possible
* Adding a further urinal to the urinal area
* Converting the small storage area to a sink area
* Storage and use of grey water

**Officer Considerations**

**Climate Officers** **Considerations for the Heath Toilets**

Petersfield Town Council set a target to be carbon neutral by 2050, in line with national government.

This target recognises the critical role we have in that smaller local authorities can protect the local environment whilst ensuring that we are resilient and able to continue to deliver our public services. As a local authority it is important to recognize our wider role to society in delivering public services for the public good. Any actions taken on climate change must be in line with this and would therefore have to adhere to the principles of proportionality, affordability and be equitable.

The Council’s carbon neutral target was based on the National Government’s target. It is important to state that any opportunity to accelerate delivery will be taken in line with the other key principles set out in the Town Councils Climate and Environment Strategy, in particular the availability of resources and funding. If a co-benefit has been identified these should also be considered as above for acceleration where possible.

It is also worth noting that on the Grounds CAP two of the six priorities include actions on the Heath Toilets

* **Item G40** on the Grounds CAP which was set as a priority - Investigate Installation solar panels to provide green energy (hot water & electric)
* **Item G41** on the Grounds CAP which was also set as a priority - Investigate roof insulation

Both CAP items are aimed at achieving a building that is energy efficient and facilitates strides towards carbon neutrality. Therefore, the decision to refurbish should take into account the best possible means to achieve an energy efficient and carbon neutral building.

A feasibility survey and energy audit with a carbon reduction plan will need to be carried out, which will assist in identifying market potentialities, technical and financial implications.

The regulatory framework to decarbonise is tightening across the UK, with a review of Minimum Energy Efficiency Standards (MEES) for buildings. The overall target is for all non-domestic buildings in England to achieve an EPC B rating by 1 April 2030. MEES represents a pivotal shift towards more sustainable living and working environments. Failure to comply with MEES will attract financial penalties, which can range from £5,000 to £150,000.

Improving the Heath Toilets EPC to comply with future MEES EPC B targets may be expensive and challenging to implement, with custom solutions required. However, it can be achieved with overall value added to the asset, showing its positive EPC credentials. The Heath Toilets EPC rating can be improved by moving away from all forms of gas heating and hot water, installing highly efficient electric heating sources, such as air source heat pumps and fitting modern LEDs with smart controls.

**Financial Hurdles:** One of the most immediate challenges the EPC B target poses is the financial investment required to upgrade the building. The cost of implementing the necessary energy efficiency measures can be substantial. This includes the expense of retrofitting the older building with modern, energy-efficient systems and materials, which may involve comprehensive renovations, installation of renewable energy sources, and adoption of advanced building management systems.

**Technical Challenges:** The technical complexity of upgrading the current building to meet the EPC B standard should not be underestimated. It is crucial to note that each building presents a unique set of challenges, from structural limitations to historic preservation requirements, that can complicate the implementation of energy efficiency measures. Additionally, the availability of technology and expertise to carry out these upgrades varies, potentially delaying progress in some areas.

**Regulatory Hurdles:** Navigating the regulatory landscape associated with building upgrades and energy efficiency improvements can be challenging. Compliance with local building codes, planning permissions, and the specific requirements of the MEES regulations requires a thorough understanding of the legal framework and the ability to coordinate with regulatory bodies and obtain the necessary approvals effectively.

**Grounds Manager Considerations for the Heath Toilets**

If the roof is going to be flat or pitched, one idea would be to have a degree of flatness so that we could incorporate a green roof to benefit the BNG (biodiversity net gain).

Consider where water stations can be added to the outside of the building

Building materials such as brick or stone incorporated with either larch or oak to soften the look.

The Grounds Manager will be putting together a landscape drawing to show new disabled access and bank to show boundary 4m construction build restriction from neighbours' boundary.