

## **STOTFOLD TOWN COUNCIL**

**COMMITTEE:** FULL COUNCIL

**MEETING DATE:** 3 DECEMBER 2025

**REPORTING OFFICER:** COLIN ROGERS, PROJECTS OFFICER

**REPORT TITLE:** CEMETERY TOILET BLOCK CONSULTATION RESULT

### **1. PURPOSE OF THE REPORT**

- 1.1 Following a consultation between 10 October 2025 – 11 November 2025, Stotfold Town Council sought feedback from residents as to their preferred method of proceeding in respect of the Cemetery Toilet Block.

### **2. RECOMMENDATION**

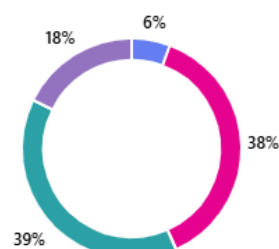
- 2.1 Members are asked to:

- a) Note the outcome of the public consultation.
- b) Decide on the preferred option for progressing the Cemetery Toilet Block project.
- c) Members are asked to confirm whether any of the themes raised through resident correspondence (e.g. preference against unisex provision, interest in solar-powered lighting, or requests for internal remodelling over full rebuild) should be incorporated into the revised design brief.
- d) Subject to Member direction, Officers will develop the next-stage feasibility, cost modelling, and procurement pathway, and report back to Full Council with a delivery plan, budget implications, and timelines.

### **3. RESULTS OF CONSULTATION**

- 3.1 The residents were asked to provide feedback on the questionnaire attached to this report, and available [here](#).
- 3.2 The information was also provided on our website on the following link:  
<https://www.stotfoldtowncouncil.gov.uk/cemetery-toilet-block-consultation->
- 3.3 The results of the consultation were as follows:

Option 1 - Take Down Existing Building and Rebuild Using Reclaimed Materials	18
Option 2 - Demolish Existing Building and Rebuild Using New Materials Matching as Closely as Possibl...	119
Option 3 - Retain Existing Building, Undertake Repairs and Refit Internally as Options 1 and 2	123
Option 4 - Waterless and Composting Toilet	56



Additional comments received as annotations to the questionnaire.

Option Chosen	Comment
3	Make do and mend!
3	Bit Expensive!
3	Do not want unisex toilet due to concerns as to men and women sharing spaces (resident directed CR to write this and approved it. CR did so in front of resident and ZP)
3	Do not want unisex toilet due to concerns as to men and women sharing spaces (resident directed CR to write this and approved it. CR did so in front of resident and ZP)
2	Solar Panel(s) + battery for lighting would be good
2	Subject to 2 toilets being in place
2	Too many comments to transcribe, document scanned in.
No Vote (assume 3 - Not entered in data above)	I feel that as the building is relatively sound, a remodel inside would be the best option

The entry above marked “Too many comments to transcribe, document scanned in” can be seen [here](#).

### Additional Correspondence

Officers received several items of correspondence with residents providing feedback on the proposal and the consultation. Their correspondence and Officer’s responses are below.

[Resident 1](#)

[Resident 2](#)

[Resident 3](#)

[Resident 4](#)

[Resident 5](#)

## 5. FINANCIAL IMPLICATIONS

- 5.1 The Council holds an Earmarked Reserve (EMR) of £233,623 for the Cemetery Toilet Block project. The public consultation generated an almost even split between Option 2 (demolish and rebuild) and Option 3 (repair and refit), indicating no dominant resident preference and a broadly even appetite for either a full replacement or a cost-effective refurbishment.
- 5.2 To support Member deliberation, the professionally assessed cost options are summarized below:

### **Option 1 – Rebuild Using Reclaimed Materials**

- Estimated Cost: £250,000 – £350,000
- Programme: 9–15 months
- Assessment:
  - Exceeds the EMR and carries the greatest delivery risk.
  - Heritage-grade work narrows contractor availability and increases programme uncertainty.

### **Option 2 – Demolish and Rebuild Using New Materials (Matching Existing)**

- Estimated Cost: £150,000 – £195,000
- Programme: 6–9 months
- Assessment:
  - Within the EMR.
  - Reduced risk, wider contractor pool, and stronger programme certainty.
  - Consultation Position: Selected by approximately half of residents.

### **Option 3 – Retain, Repair, and Refit Existing Building**

- Estimated Cost: £125,000 – £170,000
- Programme: 9–12 months
- Assessment:
  - Most economical option and within the EMR.
  - Some structural uncertainty remains due to hidden defects and ongoing maintenance liabilities.
  - Higher professional fee requirement (additional surveys/inspections).
  - Consultation Position: Selected by approximately half of residents.

### **Option 4 – Waterless / Composting Toilet (“WooWoo”)**

- Estimated Cost: Quoted separately; likely lowest-cost solution.
- Assessment:
  - Significant potential saving.
  - May not align with long-term expectations for a permanent solution in the cemetery environment.

## 6. IMPLICATIONS

Strategic Plan	Supports asset stewardship and maintaining safe, accessible community facilities.
Risk Management	Risks include cost escalation, contractor delays, and declining condition if works are deferred. Clear Member direction and staged feasibility mitigate these.

Legal	Building regulations, accessibility standards, and procurement law will apply. Design choices may carry equalities considerations.
Resources / Stakeholders	Stakeholders include cemetery users, funeral directors, and local residents.
Financial Implications	Costs vary depending on the preferred option. A detailed costed plan will follow Member instruction.
Contracts / Procurement	A compliant procurement route will be required for surveys, design, and works.
Crime and Disorder	Improved layout and lighting could reduce antisocial behaviour.
Biodiversity & Environment	Works must minimise environmental impact. Low-energy options (e.g. solar lighting) are viable. Implications of Bat survey to be investigate.
Equalities	Accessibility standards must be met. Consultation feedback highlights sensitivities around unisex provision.
Residents Impact Assessment	Residents have engaged with the consultation; chosen option should reflect expressed preferences regarding safety and usability.
Sustainability / Climate Impact	Opportunity to incorporate low-carbon design features. Refurbishment may reduce embodied carbon compared with rebuild.
Data Protection & Privacy	Consultation data must continue to be processed in line with UK GDPR.