

**HASSOCKS PARISH COUNCIL**

**To:** Grounds & Environment

**Date:** 7 May 2026

**Contact for this report:** Parish Clerk

**Subject:** Adastra Park Public Toilets - Agenda item 10.2

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**Background**

1. The purpose of this report is to provide the Committee with information regarding the status of the public toilets in Adastra Park and proposals for improvement and future management.

**Recommendation**

2. Members are asked to form a Working Group to consider taking forward a capital project to upgrade the facilities and the ongoing costs and responsibilities.

**Background**

3. Records suggest that Mid Sussex District Council (MSDC) was going to build toilets in Dale Avenue in 1989, but there were issues with the sewer. There were already Parish Council owned and managed toilets in Adastra Park at the time, but they needed upgrading / replacing. It was therefore agreed that MSDC would build a new block on the Adastra park site and take on management and maintenance responsibility, but arrangement was never formalised and there is no lease / licence / other documentation in place.
4. As the toilets are on Parish Council land and there is no formal agreement regarding maintenance and management of the facility, the District Council has asked the Parish Council to take on this responsibility from April 2027.
5. The toilets need significant refurbishment or replacement. They are dated and run down; the layout and access is poor and the disabled and male toilet entrances are not publicly visible. The disabled facility is not truly accessible, the gents is often out of order (there are frequent blockages, etc, suggesting an underlying issue) and they are subject to constant vandalism.
6. Consequently, the District Council has limited the opening hours which has led to online complaints. The public toilets are very well used by park users and passersby, and they are the only ones in the village.

**Capital Improvements**

7. The public toilets do not feature in the District Council's capital programme and are unlikely to be improved before the unitary authority is established in 2028.
8. However, Mid Sussex District Council has allocated £200,000 in S106 receipts toward the cost of providing new or improved toilets in Adastra Park to enable the Parish Council to reconfigure the block or demolish and rebuild a new facility.
9. There are three potential design options for consideration:

- a) standalone reconfigured toilet block, using the existing brick building with front facing gender neutral / unisex cubicles.



- b) standalone (new), modular or brick built toilet block such as the a 'changing places' facility, like the one installed at the Orchards by MSDC which cost £200k to install.



- c) an extension to Parish Council with a separate door and unisex facilities, open during office hours (with additional toilets available at the pavilion when it is in use by sports clubs evenings and weekends). For a cost comparison, the toilet block extension at Adastra Hall cost £137k.



## Provisional timeline

June 2026	Take proposal to Council for approval, including costs for initial design and project planning work
July 2026	Appoint a Quantity Surveyor to undertake the following: <ul style="list-style-type: none"><li>• help in the design requirement with the architect</li><li>• act as cost consultant through the project</li><li>• write the specification for tender</li><li>• deal with any additional reports (i.e. tree report)</li><li>• run the tender process and issue the contract to the successful party</li><li>• deal with the day-to-day relationship through the build and snagging</li><li>• sign off the invoices for payment from the builder</li></ul>
Sept 2026	Appoint an architect to produce designs
Oct 2026	Submit Planning application and S106 bid to MSDC
Dec 2026	Planning achieved
Dec 2026	Receive Tenders for the building contract
March 2027	Construction work to start

## Ongoing maintenance costs

- 10 If agreed, the Council would need to take on responsibility for future maintenance and management of the toilet block. As a guide, the current annual cost of cleaning the toilets at Adastra Park is just over £7.5k; the block at The Orchards costs £14k per annum to keep clean.
- 11 In addition, there would need to be an annual maintenance budget to keep them in good repair, deal with any vandalism issues and the cost of utilities. Better design, the installation of CCTV and potentially a contactless card charging system may provide better oversight and security.
- 12 These costs would need to be added to the Precept requirement in the 2027/28.