



# Briefing Note – Pier Street Toilets

**Date** 27 October 2025  
**Prepared by** Town Clerk/RFO

### 1. BACKGROUND

- 1.1. The Pier Street Toilets site at Sandown is owned and run by the Isle of Wight Council.
- 1.2. The site was offered to the Town Council when the other public toilets in Sandown were transferred more than 7 years ago. The Town Council declined to take on the site due to issues raised in the survey commissioned (Appendix A)
- 1.3. The site has now been closed for many years, opening only temporarily during the summer when funded by the Town Council.
- 1.4. The Isle of Wight Council has been attempting to redevelop the site for a number of years. The most recent attempt to regenerate the site and reprovision the public toilets has now fallen through.

### 2. POTENTIAL RISKS

- 2.1. The red line boundary adopted by IWC in the initial attempts to market the site included significant elements of IWC owned public realm which included onerous planning conditions requiring works.
- 2.2. The site and building has not been properly maintained for a number of years. A full survey would be required for the Town Council to make an informed decision regarding taking on the site/asset.

### 3. LEGISLATION

- 3.1. The Town Council holds General Power of Competence as provided by the Localism Act 2011 (Chapter 1, Sections 1 – 8)<sup>1 2</sup>

### 4. FINANCIAL IMPLICATIONS AND CONSIDERATIONS

- 4.1. The financial implications of taking on the site are unclear. However, the Town Council would need to make a significant investment to regenerate the site.

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<sup>1</sup> [Localism Act 2011 - Explanatory Notes](#)

<sup>2</sup> [The Parish Councils \(General Power of Competence\) \(Prescribed Conditions\) Order 2012](#)

- 4.2. A public works Loan could be obtained to fund Capital Projects but cannot be used to purchase land for investment purposes. Commercial loan rates may not represent good value for public money.
- 4.3. The Council already has considerable borrowing and would need to minimise incurring any further debt.

## **5. EQUALITY AND DIVERSITY, CRIME AND DISORDER AND BIODIVERSITY**

### Equality and Diversity

- 5.1. The council as a public body is required to meet its statutory obligations under the Equality Act 2010 to have due regard to eliminate unlawful discrimination, promote equal opportunities between people from different groups and to foster good relations between people who share a protected characteristic and people who do not share it.
- 5.2. The protected characteristics are: age, disability, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief, sex and sexual orientation.
- 5.3. The Isle of Wight Council's decision to cease operation of the public conveniences was taken some time ago, and the facility has only become partially operational since. Therefore, taking on the site is not believed to have any direct equality and diversity implications.
- 5.4. The Town Council will need to consider Equality and Diversity in any future decisions should they become responsible for the site.

### Crime and Disorder

- 5.5. Derelict and empty properties are often subject to vandalism and attract antisocial behaviour. Particularly when they are in poor condition.
- 5.6. Regeneration will reduce the risk of crime and disorder opportunities.

### Biodiversity implications

- 5.7. There are no direct biodiversity implications to taking on the site. There may be considerations in regard to these duties at a later stage.

## **6. RECOMMENDATION**

- (i) THAT Sandown Town Council express an interest in taking over the site at a nominal cost of £1
- (ii) THAT should the Isle of Wight Council be agreeable to this proposition, that the Town Council undertake due diligence in regard to structures, boundaries, public realm works, and any other relevant matters, including searches, before taking on the site.

## **7. APPENDIX**

Appendix A                      2016 Building Survey