Shaldon's Public Toilets Information and Feedback Evening

10 September 2026

Shaldon Parish Council

Strand Toilets



Questions and Comments will be recorded

Ness Toilets





The Current Situation

- Shaldon Parish Council (SPC) believe that Teignbridge District Council will stop funding The Strand and Ness Public Toilets from April 2027.
- Each facility is used about 50,000 times a year. 100,000 Times in total.
- The total cost of running both sets of toilets is circa £53,000/year.
- In addition, they need up to £125,000 of investment to bring them up to a good standard.

There are two options.

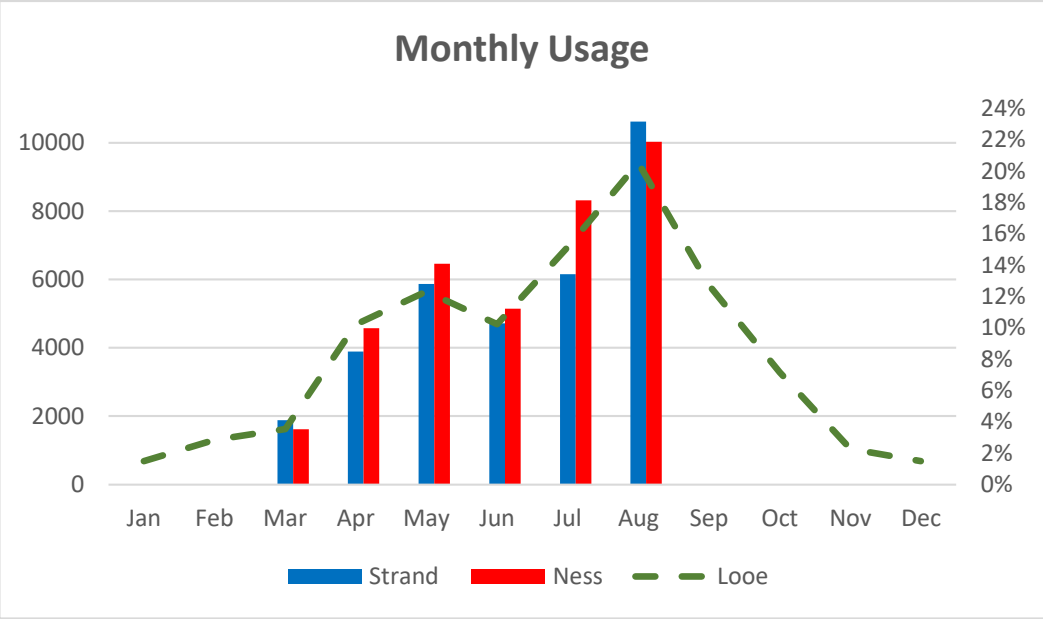
1. Do Nothing, or
2. SPC could take on one or both of the Public Toilets

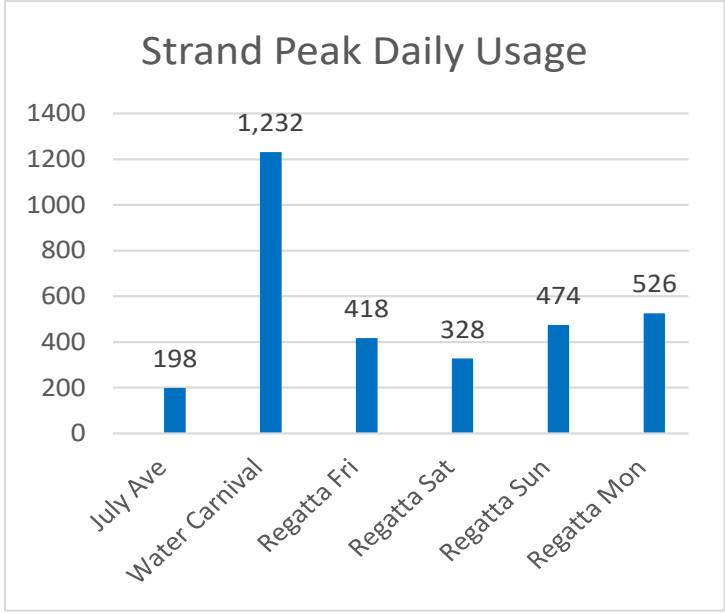
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Usage Estimate

SPC have been monitoring actual usage of our Public Toilets since March this year. This data has been used to estimate that the annual footfall is circa 50,000 visits for both Strand and Ness toilets, so 100,000 in total.

There are big fluctuations e.g. at village events. During July average visits to the Strand were 200/day. This shot up to 1,200 on Water Carnival Day and 500/day during the Regatta.





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Main Effects of Option 1 – Do Nothing.

- There will be instances of people urinating/defecating in public spaces.
- There will be a reduction in visitors. Some areas have experienced as much as a 30% drop as people go to alternative locations that have facilities.
- Local hostelries will have to bear an overwhelming cost and burden on their facilities.
- Reduced visitors will adversely affect the viability of all local businesses and may lead to a reduced number of shops etc. in the Village.

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The Cost of Option 2 – SPC Take on One or Both Sets of Toilets

- This would be funded through an increase in the Parish Precept (the portion of our Council Tax that comes to the Parish Council).
- In 2026/27 Band “D” properties pay a Precept of £64/year. Below is the estimated increase that the Public Toilets will add to the Band “D” Precept each year……

Precept Impact Band "D"	Increase	Total
Strand Toilets	£26	£90
Ness Toilets	£30	£94
Both Toilet Blocks	£56	£120

This estimate is based on covering the annual running costs and taking a loan over 10 years to refurbish the toilets.

Running Costs | Other Bands | Refurb Costs | Other Precepts

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Pay To Pee - Is it worth it?

Installation would be around £35,000 plus card charges and maintenance.

A British Toilet Association analysis tells us that……

- Footfall in public toilets falls on average by 70% in the first 6 months of charging being introduced.
- These numbers slowly rally to 70% of pre-charging days because of the appeal of improved facilities.
- Not everyone pays – people hold doors/barriers open to allow free access to others often resulting in queues forming for those wanting free access.
- Pay to Pee facilities on average see an anti social behaviour reduction of 90%.
- **Pay to Pee charges only ever realistically cover the cost of utilities such as water and power – everything else is in addition to this.**

Once installation, running costs and management time have been taken into consideration, it is questionable whether Pay to Pee is really a viable option.

Thank You and Discussion

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Discuss Options…….

1. Should the Parish Council take on the management of the public toilets?
2. If yes, then which toilets?
   - The Strand?
   - The Ness?
   - Both?
3. If the Parish Council do take on the toilets, how should it be financed (Precept or “Pay to Pee”)?

Strand Toilets



Questions and Comments will be recorded

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Ness Toilets





Next Steps

September…… Collate Feedback from…….

- This meeting.
- Emails / letters requested through Facebook and Website.
- Emails / letters requested through September's Parish News.

Deadline for all feedback - 2nd October 2026

SPC DECISION IN EARLY OCTOBER. This will allow time (if required) for purchase to be completed prior to April 27 and new operating processes to be put introduced.

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Back-Up Slides

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Council Tax Band Multiplier

Council Tax Band	Multiplier
A	0.67
B	0.78
C	0.89
D	1.00
E	1.22
F	1.44
G	1.67
H	2.00

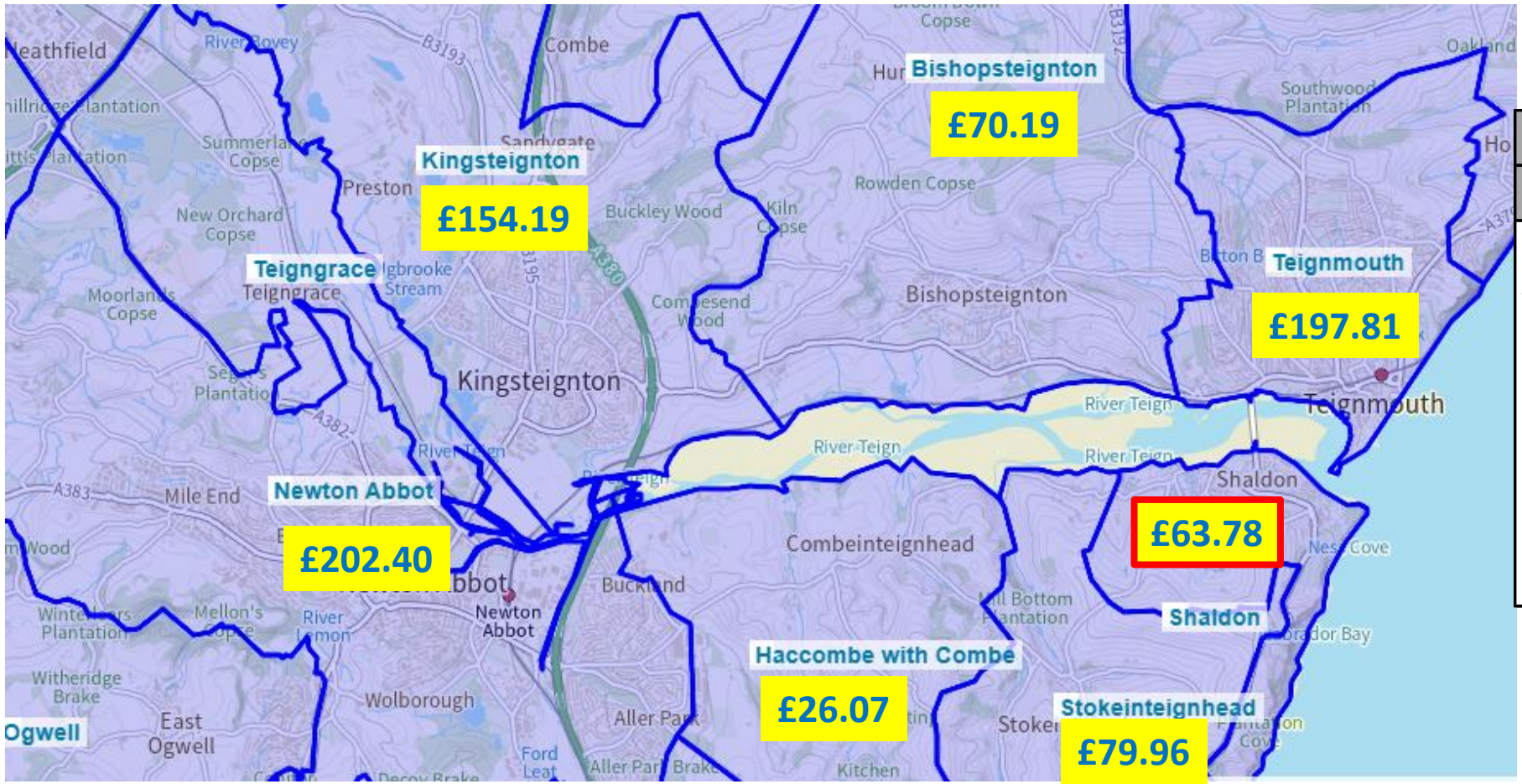
There are 1,220 “equivalent” Council Tax Paying properties in SPC’s area.

- Band “D” properties each pay 1/1,220th of the total bill.
- Lower Bands pay less and higher bands pay more.
- For example a Band “F” property will pay 1.44 times as much as a Band “D” property

Back

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Local Parish Band “D” Precepts 2026/27



Precepts 2026/7	
Parish	**Band D**
Newton Abbot	£202.40
Teignmouth	£197.81
Kingsteignton	£154.19
Stokeinteignhead	£79.96
Bishopsteignton	£70.19
Shaldon	£63.78
Haccombe with Coombe	£26.07

Back

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Annual Running Costs

(Costs extracted from TDC Information May 2026)

Using Data obtained from Teignbridge District Council we can estimate that the total cost of operating the toilets is around **£53,000** per year

Strand Toilets Estimate: £23k/yr……..

Cleaning and Replenishment	£13k
Utilities	£ 3k
Repairs and Maintenance	£ 2k
Insurance	£ 1k
Other Small Items	£ 2k
Contingency	£ 2k

Ness Toilets Estimate: £30k/yr……..

Cleaning and Replenishment	£14k
Utilities	£ 8k
Repairs and Maintenance	£ 2k
Insurance	£ 1k
Other Small Items	£ 2k
Contingency	£ 3k

Back

Please Note: All the costings are Estimates

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Refurbishment Costs

(Costs extracted from a full structural survey Feb 2026)

A full structural survey of Strand and Ness Toilets recommends refurbishment activities to bring them up to structurally secure and modern standards. The total cost is estimated at **£125,000**

Strand Toilets Total £70k……..

Roof and Ceiling Rectification	£18k
Damp Proofing and Wall Repairs	£14k
Replace Sanitary ware	£10k
Replace Door set and Boxing	£10k
Other Items	£ 9k
Contingency	£ 9k

Ness Toilets Total £55k……..

Retile Male and Female	£10k
Replace Door sets/Cistern Boxing	£ 8k
Replace Sanitary Ware	£ 8k
Floor Refurbishment	£ 5k
Repair/Replace Windows	£ 5k
Concrete Repairs to Male Cubicles	£ 4k
Smaller Items	£ 8k
Contingency	£ 7k

Back

Please Note: All the costings are estimates and exclude loan interest charges

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How the Village Could Fund the Toilets

If Shaldon Parish Council takes on the Public Toilets then there are two ways to fund them….

1. Take The full cost on our Precept – That's the part of your Council Tax that Funds the Parish Council, or…

2. Subsidise the cost to Shaldon Council Tax payers by charging (Pay to Pee). This would be at the same rate as Teignmouth, i.e. 40p per visit

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Pay to Pee Would Subsidise the Overall Costs

	Cost/Year Based on 10 Year Loan	Cost/Year Based on 5 Year Loan
Both Toilet Blocks		
Running Costs per Year	£6,290	£6,290
Installation Loan Cost per Year	£4,500	£8,100
Total Cost per Year	**£10,790**	**£14,390**
Income	£40,000	£40,000
Surplus	**£29,210**	**£25,610**
Strand Toilets		
Running Costs per Year	£3,145	£3,145
Installation Loan Cost per Year	£1,500	£2,700
Sub-Total Cost per Year	**£4,645**	**£5,845**
Income	£20,000	£20,000
Surplus	**£15,355**	**£14,155**
Ness Toilets		
Running Costs per Year	£3,145	£3,145
Installation Loan Cost per Year	£3,000	£5,400
Sub-Total Cost per Year	**£6,145**	**£8,545**
Income	£20,000	£20,000
Surplus	**£13,855**	**£11,455**

The introduction of Pay to Pee could only be done if the toilet blocks are refurbished to a good standard. Even then a 40p charge would not cover all costs.

1. Installation is estimated at £12,000 per entrance which could be funded by a 5 or 10 year loan.

2. Running costs come from card fees and maintenance contracts.

3. A surplus would be generated, but not enough to cover the overall toilet operating cost.

Please Note: No allowance has been made for any reduction in usage following the introduction of Pay to Pee. This could be 30-70%. Which would mean that the total surplus with a 10 year loan could fall from £29.2k/yr to between £8.8k and £20.4k/yr

Providing Residents Access Cards

Looking on line, it appears that the provision of residents' cards is quite expensive (between£5 and £15 per resident). Indicative set up costs are £400-£850 per toilet door for installation, Residents cards cost £0.50 to £2.00 each. Then there is the admin costs of administering the scheme. I have seen this estimated at circa 4 man hours/week, depending on the population. To cover the cost and reduce the pressure on the precept, some councils charge a one off fee of £5 - £10 per card.

Locally Teignbridge don't offer such a scheme for residents, but Torbay do….. They charge £10 for a card, which give 33 free entries, plus some parking benefits. This equates to 30p/visit.