



BONIFACE FIELDS

TOWN COUNCIL MEETING

REPORT 12/19

11 FEBRUARY 2019

The purpose of this paper is to report on progress with the development of Boniface Fields and to ask Members to authorise the expenditure for the next stage of necessary works.

No. DETAILS

1) BACKGROUND

- a) Following the move of the Island Free School from the old St Boniface school site and its adjacent fields to its new building in Upper Ventnor Minute 70/17 of the Town Council meeting of 10 July 2017 included the fields as one of the sites in its Regeneration Plan.
 - b) The Town Council purchased the three newer portacabins on the site from the Island Free School along with the staircase linking the two levels for £20,000 on 25 August 2017.
 - c) The Town Council accepted a Tenancy at Will from the Isle of Wight Council for the management of the site, by then named as Boniface Fields, by Minute 48/18 of its meeting of 9 April 2018.
 - d) Planning permission for the proposed development of the site was granted on 15 October 2018 for a period of five years from that date.
 - e) Meanwhile the lower field has been successfully developed to provide 20 new working allotments, the older portacabin on the upper field has been occupied by Ventnor Shed since August last year and two of the three newer portakabins are being developed by local artists as the Ventnor Atelier with the third being used for occasional meetings.
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2) LEASE

- a) The move to a full lease arrangement from the Isle of Wight Council has been postponed due to the requirement for the Council to secure a Section 77 Notice from the Department for Education releasing the site from its designation as school playing fields.
 - b) Until the lease is in place, Ventnor Shed will continue to use their portacabin on the basis of a Tenancy at Will from the Isle of Wight Council.
 - c) St Catherine's School have identified an interest in the area of the site around the AstroTurf area of the upper field and, following three meetings with one of the school's Trustees, the area to be fenced for their use has been agreed.
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3) RECENT WORKS

- a) Two substantial works have been completed in recent weeks.
 - b) *Tree Surgery*: the cutting back of the trees edging the allotments and the removal of two Sycamore trees to achieve compliance with the Arboreal Method statement submitted as part of the planning application was completed during January by TreeCareIW at a cost of £1,550
 - c) *Entrance adjustment*: the planning permission also required works to the entrance to the site both to widen it to allow vehicles to enter and leave the site at the same time and to adjust sight lines either side of it.
 - d) The initial estimate for these works indicated a cost in the region of £11k but the course of action developed and implemented by James Toogood assisted in the work by the Town Council's Maintenance Manager Brian Roberts and Morgan Williams has secured the required changes for a cost less than £1k.
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4) PLANNED WORKS

- a) Works that have been assessed but not yet implemented include external lighting, water and drainage supplies to the new portacabins, access ramps and the provision of toilets within the new portacabins.
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- b) However, a combination of the cost of implementing all of them – quoted at £31,692 – and the temporary nature of the development has led the Assets & Services Group to focus on the essential for now with the desirable postponed until income streams and further budget provision are in place.
 - c) Consequently, the works planned to complete by 31 March are the external lighting and the installation of a water supply to and drainage from the new portacabins.
 - d) Final detailed quotations are expected to be available soon in an estimated total in the £13-£14k range that Members are recommended to approve in order that work can start as soon as possible.
 - e) It is proposed to fund these works by a combination of the £8,778 currently unspent amount in the Budget provision for the current financial year with the balance coming from the 2019/20 Boniface Fields budget line.
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5) POSTPONED WORKS

- a) The remaining works to be completed as funding becomes available are those for the access ramps and the creation of an internal space within the new portacabins to provide toilet facilities and easier access.
 - b) Andrew Hitt's drawing for these works is already available.
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6) RECOMMENDATION

Members are recommended to approve expenditure on the Boniface Fields works identified in section (4) of this Report up to a maximum of £14,000.

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