



BONIFACE FIELDS DEVELOPMENT

TOWN COUNCIL MEETING

REPORT 77/17

9 OCTOBER 2017

The purpose of this Report is to provide Members with the latest information on developments with the Boniface Fields Project.

No. DETAILS

1) BACKGROUND

- a) The Island Free School's occupancy of the two fields opposite the old St Boniface School ended formally on 31 August.
 - b) The Town Council meeting of 10 July agreed to include the site in its Regeneration Planning.
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2) PORTAKABINS

- a) The three Portakabins installed in the upper field by the Island Free School were purchased as agreed by the Town Council meeting of 14 August.
 - b) The older, fourth Portakabin is under discussion with Ventnor Men in Sheds as their possible future location to provide the additional space the group need.
 - c) Uses of the others at an earlier stage of discussion include Ventnor Artists Collective, the Town Council's Youth Offer, bookable room(s) for local organisations and base for the Town Council's commitment to focus on deprivation.
 - d) The Town Council's Solicitor has prepared a draft lease for use with the Portakabins that is currently being considered by the Assets & Services Working Group.
 - e) The water supply to the older Portakabin was run from the School building and has now been turned off; Councillor Toogood is in discussion with suitable contractors to establish the best route and costs involved in restoring it.
 - f) The large Portakabin is due to be removed since and discussions are taking place with Interserve, the Island Free School's contractor, about any services or elements it would be beneficial for the Town Council to retain.
 - g) To date the Stairs that link the two fields, the tarmac parking area and the water supply to the large Portakabin have been identified.
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3) THE FIELDS

- a) Both fields are owned by the Isle of Wight Council and annual leave arrangements have postponed the discussions about the grant of a lease to the Town Council for their management.
 - b) The Mayor and Clerk were able to meet with the Isle of Wight Council's Head of Economic Affairs Ashley Curzon, whose responsibilities include all land and property related matters, on Wednesday 4 October.
 - c) The discussion of the lease for the fields was positive in both tone and outcome; the site has no development value to the Isle of Wight Council since it is designated as Open Land.
 - d) We have been informed by Ashley Curzon since the meeting with him that as the land is held by the Council as being for educational purpose a Section 77 notice from the Department of Education will be required to free it for wider community use.
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4) TIMESCALE

- a) There is no time pressure on this project that will benefit from gradual and organic development.
 - b) The immediate priorities are to ensure the submission of a completed Planning Application for the development of the site in general and the Portakabins in particular by early January and to establish the costs of both the necessary structural changes and its routine operation.
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