



The purpose of this Report is to seek Members' approval for continuing discussions with the Isle of Wight Council over the future development of the Coastal Centre.

No. DETAIL

1) BACKGROUND

- a) As Members are aware, the Town Council rented two rooms on the first floor of the Coastal Centre in March 2011 for its offices. A third room was added in April this year to accommodate two new staff.
- b) The only other occupants of the building are the four staff members of the Isle of Wight Council's Coastal Management Team.
- c) Three factors have combined through our experience of the building to prompt consideration of possible future developments of it:
 - o the building has been listed by the Isle of Wight Council as surplus to its requirements and been included among the 13 of its buildings for potential disposal in 2013/14;
 - o the Town Council's commitment to address the challenges the town faces in respect of the deprivation of its central areas and the need to stimulate its economic growth; and
 - o an understanding of the contribution the building's 32 rooms could make to that commitment.
- d) The possibility of developing projects that have the combined benefits of preserving a building that has been part of the town for 140 years, providing new community facilities and contributing to economic growth has been explored through informal meetings.

2) FUNDING

- a) It was obvious from the beginning that achieving these benefits through the refurbishment of the building would require significant funding.
- b) Approaches have been made to two funding streams, in advance of closing deadlines, and both have responded positively to the initial contact.
- c) If both applications were to prove successful, a total of £100,000 would be available for the refurbishment of the building to the standard required for its potential future uses.
- d) Each funder would require the Town Council to have a lease of not less than six years from the Isle of Wight Council.

3) RECOMMENDATION

- a) The availability of the funding, given the deadlines involved, has meant that the Town Council has had to make the initial approach prior to having the necessary discussions with the Isle of Wight Council about the possibility of, and the terms for, an appropriate lease agreement,
 - b) The Town Council is therefore recommended to authorise its Mayor, Deputy Mayor and Town Clerk to seek to negotiate a lease agreement that will enable the completion of the funding application processes within the necessary timescales.
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