



PUBLIC TOILETS

TOWN COUNCIL MEETING

REPORT 63/16

12 SEPTEMBER 2016

The purpose of this paper is to provide Members with an update on progress with the move to the freehold transfer of the Public Toilets on the Eastern Esplanade and in Marlborough Road and Ventnor Park.

No. DETAIL

1) BACKGROUND

- a) The three toilets were transferred to the management of the Town Council on 1 April this year but, as the documentation for the proposed freehold transfer was not available, the basis was, and remains, a Tenancy at Will.
 - b) Draft documentation for the freehold transfer was sent to the Town Council from the Isle of Wight Council's Legal section for the Eastern Esplanade and Ventnor Park toilets on 22 July with an indication that as more work was needed on the Marlborough Road documentation it would follow: that has yet to be received.
 - c) The Public Buildings Working Group meeting of 26 July considered the documentation and its recommendation that it be referred to the Town Council's solicitor was confirmed by the 8 August Town Council meeting.
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2) PROGRESS

- a) The matter was further discussed by the Public Buildings Working Group at its meeting on 9 August and several matters were agreed to be raised with the Town Council Council's solicitor as itemised in the Clerk's email of 10 August attached to this Report for Members' information.
 - b) The Town Council's solicitor registered those concerns with the Isle of Wight Council's solicitor acting in the matter by email on 11 August, to which there has been no response to date.
 - c) The issue of the recall clause in the documentation has concerned most other Town and Parish Councils involved with similar transfers.
 - d) The Isle of Wight Council's relevant portfolio holder, Councillor Paul Fuller, has sought to clarify the issue in his letter of 12 August by stating that it is the Isle of Wight Council's intention that the clause should only be used if the buildings cease to offer a public toilet facility.
 - e) His letter is attached to this Report for Members' information.
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3) CONDITION SURVEYS

At its meeting of 30 August the Public Buildings Working Group agreed to commission Condition Surveys of all three of the transferred toilets.

4) STAFF CHANGE

- a) One of our two part-time cleaners has had to resign due to personal circumstances with effect from 31 August.
 - b) We have been able to recruit a replacement from previous interviews who has already started work.
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5) RECOMMENDATION

The Town Council is recommended to consider the content of this Report and comment accordingly.
