



PUBLIC TOILETS

TOWN COUNCIL MEETING

REPORT 53/16

8 AUGUST 2016

The purpose of this paper is to report to Members on progress towards the freehold transfer to the Town Council of Eastern Esplanade, Marlborough Road and Ventnor Park public toilets.

No. DETAIL

1) BACKGROUND

- a) The Town Council took on responsibility for the management of the Eastern Esplanade, Marlborough Road and Ventnor Park public toilets on 1 April 2016 adding to the already existing management responsibility for the Shore Road toilets.
 - b) The three toilets transferred to the Town Council on 1 April were intended to be on a Freehold basis but instead are currently held only on a Tenancy at Will.
-

2) FREEHOLD TRANSFER

- a) An email from the Isle of Wight Council's Legal section of 22 July contained the proposed documentation for the freehold transfer of both the Eastern Esplanade and Ventnor Park Toilets.
 - b) The Marlborough Road toilets fall into the category of those transfers needing further work and will follow in due course.
 - c) Once the transfers have been completed, the Town Council will receive a grant from the Isle of Wight Council of £1,000 for each of them.
 - d) The transfer documentation was considered by the Public Buildings Working Group at its meeting of 26 July and agreed it was necessary for the Town Council to have the benefit of professional legal advice before agreeing to them and they have consequently been referred to Glanville's, the Town Council's Solicitors.
 - e) Glanville's normal charge for freehold purchase is £650 but the proposed charge for the transfer of the three public toilets is £1,250.
 - f) If their advice on the current documentation is available before the meeting it will be circulated to all Members. Copies of the actual draft documents have already been circulated to Members of the Public Buildings Working Group and will be made available to any other Member on request.
-

3) RECOMMENDATION

Members are recommended to approve the cost of £1,250 for the required legal advice.
