



The purpose of this paper is to ask Members to agree a process for the completion of a Lease from the Isle of Wight Council of the Putting Green to the Town Council in time for the coming season.

No. DETAIL

1) BACKGROUND

- a) Responsibility for the management of the Putting Green has been a matter of discussion between the Town Council and the Isle of Wight Council (IoWC) for over three years.
 - b) The IoWC has viewed it as a significant source of revenue for them based on their reported experience of similar facilities elsewhere on the Island, indicating initially that they estimated it to be worth at least £5,000 a year.
 - c) In view of the previous operators' advice that such surplus income was not possible, particularly in view of the weather dependency of the trading, the Town Council agreed that the IoWC would take over the recruitment of the new operator following the retirement of Sue and Chris Cooper at the end of the 2011 season while continuing to pay the Town Council the £1,600 management fee it had been charging.
 - d) Their appointee had to retire after a few months of the 2012 season and Sue and Chris Cooper agreed to return and during that season and for a further year if the Town Council funded the provision of an area of decking which was duly installed.
 - e) During the 2013 season the Town Council was informed of an interest from Jackie and Richard Tiller in taking on the future development and management of the Putting Green starting with the 2014 season and the IoWC accepted that as a one year only arrangement while discussions continued about its future.
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2) PROPOSALS

- a) In the Private Agenda session of the Town Council Meeting of 9 December, Members considered two proposals as the basis for the Town Council to continue its established responsibility for the management of the Putting Green from 1 April 2015.
 - b) Although one of these had been rejected in previous discussions with the IoWC – the Town Council taking responsibility for the Ventnor Park Public Toilets in exchange for a Lease of the Putting Green at peppercorn rent – the meeting resolved that this be revisited with the IoWC alongside the latest proposal to emerge from joint officer discussions.
 - c) This is for agreement to a 5-year lease to the Town Council at an annual rent of £3,000 on the basis of Heads of Terms included in the report to the December meeting and attached again here.
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3) PROGRESS

- a) It is now confirmed that the IoWC is only prepared to consider this second proposal and is willing to proceed on the basis of it.
 - b) The legal work involved in the preparation of a Lease is beginning this week with an expectation that the arrangement will be in place no later than 1 April.
 - c) Once this is resolved, Jackie and Richard Tiller – who operated the facility so successfully in the 2014 season - are willing to sign up to a related Management Agreement on the terms discussed at the December Town Council meeting.
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4) RECOMMENDATION

In view of the relatively limited time to complete these arrangements the Town Council, on the basis of its detail discussion at its meeting of 9 December 2014, is recommended to:

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- i) delegate authority for agreement to a Lease reflecting the attached Heads of Terms to the Town Clerk advised by the Public Buildings Working Group and on the basis of the signatures of the Mayor and Town Clerk; and
 - ii) agree to the appointment of Jackie and Richard Tiller as its operators on the basis of a Management Agreement to the end of the 2019 season.
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