



The purpose of this report is to provide Members with an update on the development of Salisbury Gardens since the May Town Council meeting.

No. DETAIL

1) LEASE

- a) The Isle of Wight Council issued new Heads of Terms for the Lease on 20 May that contained some new elements.
 - b) Our responses to these of 26 May have been accepted in full and work on a full draft for the Lease document itself is proceeding.
-

2) BUILDING PROGRAMME

- a) The building programme started as planned on Wednesday 21 May with work on the damp affected areas in the Lower Ground Floor and the removal of the doors that contained some sealed asbestos.
 - b) The Lower Ground Floor works have revealed more extensive damage than had been previously evident with impacts on both some of the brickwork behind the plaster and, most significantly, in the form of extensive wet rot in all the wooden flooring areas requiring complete removal and replacement.
 - c) The extensive electrical works started on Monday 2 June.
-

3) ADDITIONAL COSTS

- a) The main contractor for the works, D N Norville Associates Ltd, has provided quotations for three additional works: in addition to the work required to repair the damp damaged areas referred to in 2(b) above, it is also necessary to clear the guttering which is blocked in several areas
 - b) The quotations are:
 - Repairs to brick work damage in Lower Ground Floor: £1,495
 - Removal and replacement of rot affected flooring in Lower Ground Floor: £12,822
 - Scaffolding whole building for gutter clearing: £7,250
 - c) These works are essential and are well within the borrowing approval available to the Town Council.
-

4) VENTNOR ENTERPRISE CENTRE

- a) Subject to approval by the Public Buildings Working Group meeting of 17 June of an interest in another two rooms, eight of the Centre's 12 rooms will be taken.
 - b) Together with the income from Hampshire Constabulary and the Town Council, the already committed annual income for the building will then already be greater than the required break-even level, including the loan repayments.
-

5) COMMUNITY HUB

- a) An opportunity to provide some additional work on the meeting rooms, as well as some furniture and equipment for them has become available through an application in response to the recently published *My Life a Full Life* Infrastructure Grant Programme.
 - b) An application for the £10,000 maximum grant under this programme has been submitted.
-

6) RECOMMENDATION

The Town Council is recommended to accept the quotations from D N Associates Ltd for the additional works listed in 3(b) of this report.
