



The purpose of this report is to provide Members with an update on developments with the refurbishment of Salisbury Gardens.

No. DETAIL

1) BUILDING PROGRAMME

- a) D N Norville Associates Ltd, the Town Council's main contractor for the works, has now been able to provide a start date for the works of Wednesday 21 May.
 - b) It is expected that the Town Council's offices will continue to be open in the building throughout the works.
 - c) We have leafleted our Dudley Road neighbours to inform them about the programme and provide contact phone numbers for them if they experience any significant inconvenience.
 - d) Councillor Jim Toogood will be in regular contact with the programme on a daily basis.
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2) LEASES

- a) A draft lease of the building between the Isle of Wight Council and Ventnor Town Council is expected very soon, reflecting the already agreed Heads of Terms.
 - b) Anthony Collins Solicitors have already accepted instructions to act for the Town Council in this matter and have agreed to provide a draft for the Town Council's own lease agreements for use with those who rent rooms within the building once the head lease has been agreed.
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3) VENTNOR ENTERPRISE CENTRE

- a) Written agreements to sign up to leases on six of the Centre's rooms have already been completed at the advertised rates.
 - b) The rental income from these rooms alone, together with that from Hampshire Constabulary and the Town Council, will provide an income stream above anticipated break-even level for the building as a whole, including the associated loan repayments.
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4) COASTAL COMMUNITIES FUND

- a) The issue of a start date for the building programme has enabled the completion and submission of the final pre-project paperwork related to the Coastal Communities Fund £95,000 grant towards the works.
 - b) This consisted of a *Starting the Grant* form, a *Tender Review Report* and a *Tender Confirmation* form.
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