



The purpose of this report is to provide Members with an update on the development of Salisbury Gardens in line with the Town Council's previous decisions.

No. DETAIL

1) CONTEXT

- a) The Scrutiny Committee's Call in of the 11 February Cabinet decision to grant a 26 year lease to the Town Council delayed the final decision on the matter until the Cabinet Meeting of 11 March at which the decision taken is recorded as: *the decision of the Cabinet taken on 11 February 2014 to grant a lease to Ventnor Town Council for the building known as Salisbury Gardens and the adjacent land, be confirmed.*
 - b) Following that decision the Isle of Wight Council's (IoWC) Strategic Manager Economic Development and Strategic Assets, Ashley Curzon, has taken very positive action to facilitate the handover of the building to its new purposes.
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2) PROGRESS

- a) The IoWC's IT equipment under one of the two main staircases has needed to be removed both because the Building Inspector declared it a fire hazard and the actual server and feeds to other IoWC premises needed to be back with them. That removal is now complete.
 - b) The Coastal Visitor Centre extensive signage on the building needed to be removed and that has also been completed. In addition, the IoWC have agreed to ask Island Roads to remove the brown signs directing people to the Coastal Visitor Centre to be removed.
 - c) The Licence to Carry Out Works was quickly issued and just as quickly agreed.
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3) PROGRAMME OF WORKS

- a) The contractual agreement with D N Associates, the main contractor for the programme, has been agreed and signed. Final clearance from Building Control is expected soon and work is expected to begin before the end of the month.
 - b) The contractual agreement with Navigate IT for the provision and installation of the Communications systems and equipment has been agreed and signed.
 - c) A Construction Management & Design Co-ordinator has been appointed to ensure compliance with Health & Safety requirements during the programme.
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4) VENTNOR ENTERPRISE CENTRE

- a) The marketing of the 12 rooms on the building's top two floors that will form the new Ventnor Enterprise Centre for business startups and office-based services began on Tuesday 25 March with the launch of a quality 3-minute film circulated through Internet links and Social Media.
 - b) At the time of writing, over 900 viewings of the film had been recorded.
 - c) A full set of marketing leaflets is available from the Town Council's web site via a link from its home page.
 - d) Agreements have been reached with three estate agents, effective from next week on the basis of a fee for any contact provided by them that results in a lease.
 - e) At the time of writing, there have been 15 general enquiries from which six completed Expression of Interest Forms have been received.
 - f) As previously agreed by the Town Council, the assessment of these and the consequent decisions on room allocations will be the responsibility of the Town Clerk advised by the Public Buildings Working Group.
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