



SALISBURY GARDENS

TOWN COUNCIL MEETING

REPORT 10/14

10 FEBRUARY 2014

The purpose of this report is to record developments in the proposed development of Salisbury Gardens since the last meeting.

No. DETAIL

1) SCHEDULE

- a) The final decision on the leasing of the building to Ventnor Town Council is on the Agenda for the meeting of the Isle of Wight Council's Cabinet on Tuesday 11 February 2014.
 - b) Subject to a positive outcome from that meeting the scheduled three month Phase I refurbishment and reconfiguration programme is planned to start at the end of the month.
 - c) It is currently expected that the top three floors of the building will be open for business from 1 June 2014.
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2) RENT

- a) Discussions with the Isle of Wight Council (IoWC) about the terms of the lease in general and the specific issue of rent have been ongoing.
 - b) The Town Clerk has provided a document setting out the case for a reduced rent following the valuation report arranged by the IoWC and based on the condition of the building, the social value of the project and the close fit between the project and the IoWC's major policy commitments.
 - c) An update on the original Business Plan in the form of an Operational Plan has also been provided.
 - d) The paper for the Cabinet Meeting reflects the agreement in the preceding discussions of rent at 7.5% of gross income after a rent free first year.
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3) BUILDING WORKS

- a) Discussions of detail have also been progressed with the Town Council's preferred Contractor, D N Associates, although placing orders need to await the Cabinet decision.
 - b) An initial meeting has been held with the Building Regulations Inspector as the basis for a formal application for approval of the proposal structural works.
 - c) Details of proposed structural changes have been supplied to the Isle of Wight Council in compliance with the agreed Heads of Terms to request landlord permission to proceed with them.
 - d) We have also appointed Danny Stimpson of ermc Surveying to the essential Construction Management & Design Co-ordinator role.
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4) POTENTIAL RESIDENTS

- a) Heads of Terms for the Hampshire Constabulary's local Safer Communities Team to use four of the building's ground floor rooms as their new base have now been agreed with the lead Inspector for the transfer and await sign off by their Police Commissioner.
 - b) Although marketing of the new Ventnor Enterprise Centre in the top two floors of the building will not start until after Cabinet approval for the project, there have already been five positive expressions of interest in taking up rooms.
 - c) The short 3-minute film that will lead the marketing of the 12 rooms was previewed at the Annual Consultation event on 27 January to applause.
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