



# SALISBURY GARDENS

TOWN COUNCIL MEETING

REPORT 2/14

13 JANUARY 2014

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

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**No.    DETAIL**

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**1)    SCHEDULE**

- a) The final decision on the leasing of the building to Ventnor Town Council has been put forward one month to the Cabinet Meeting of 11 February 2014.
  - b) Subject to a positive outcome from that meeting, it is anticipated that the scheduled three month refurbishment and reconfiguration programme will start the following week on Monday 17 February.
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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 peppercorn 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.
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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.
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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 buildings will not start until after the February meeting of the Cabinet, there have already been three positive expressions of interest in taking up rooms.
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