



This Report is a general update for Members on developments with the Town Council's Salisbury Gardens project.

No. DETAIL

1) FINANCIALS

- a) Income from lettings began partially from 1 October 2014 and increased significantly as the building works were completed and leases taken up to the current position where only two of the 19 lettable rooms are without a tenant: the only two without a sea view!
- b) The pattern of income and expenditure as recorded in our Salisbury Gardens cash book is listed in the following table on a quarterly basis.

QUARTER	RECEIPTS	PAYMENTS	NET
October – December	£7,775	£1,972	£5,803
January – March	£11,748	£9,825	£1,922
April – June to date	£16,307	£10,233	£6,074
TOTAL	£35,829	£22,030	£13,799

- c) The current level of tenancies gives an income of £5,524 a month equating to an annual total of £66,288.
 - d) This does not include income from lettings of the Green Room's two Meeting Rooms.
 - e) Annual costs within the current cash flow projection are anticipated to be of the order of £56,000 in this financial year.
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2) SHANKLIN & VENTNOR SAFER NEIGHBOURHOODS TEAM

- a) Work is continuing under the direction of a Project Officer from the Office of the Police and Crime Commissioner for Hampshire and the Isle of Wight on the four ground floor rooms that will in due course be their base.
 - b) After several postponements, occupancy is now expected sometime in July.
 - c) The Project Officer is in regular contact with Councillor Jim Toogood and the additional works are being recharged to the Police.
 - d) Rent payments became effective from 14 February 2015.
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3) CAR PARKING

- a) The eight car parking spaces outside the building have now been relined to accommodate the agreement for the Police to have two of them dedicated for their use only.
 - b) This has involved moving the space reserved for drivers with a disability to be next to the two spaces nearest the sea which will, subject to Planning Permission, be the site of Police Cycle Sheds.
 - c) These changes have also required a change in the established practice of some local residents and others parking routinely in these spaces mainly in out-of-office hours.
 - d) Letters have been delivered to the homes of all residents in Dudley Road and Devonshire Terrace explaining the need for the change and indicating that enforcement action will be taken if necessary to ensure that these parking spaces are only available to the building's tenants.
 - e) Notes to that effect are also being placed on a daily basis on cars which are not those of the building's tenants.
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4) SIGNAGE

- a) The order has now been placed with Signpost Express for the production of the internal and external signage of the building.
 - b) Copies of those that will soon be positioned alongside the two external doors are attached to this report as they also provide lists of the current tenants.
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5) GREEN ROOM.

- a) Under the leadership of the Town Council's Community Development Officer Tony McCarthy the Green Room is already providing valuable spaces for community organisations, rooms for advice services and a programme of community education.
 - b) The Island's Citizens Advice have already delivered one successful Debt Advice session and those will now be available to residents on a fortnightly basis with an option to extend to weekly if there is enough demand.
 - c) In addition, the service has now committed to providing General Advice sessions on the first Tuesday of each month starting in July.
 - d) A list of the currently established regular bookings is attached for Members' information.
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6) IT UPGRADE

- a) The major upgrade of the building's IT Infrastructure led by the Town Council's Economic Development Officer Nicky Cox and funded through the Our Place Programme is now complete.
 - b) One important offshoot of it is that every tenant now has a Virtual Local Area Network (VLAN) ensuring complete security for their communications.
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SALISBURY GARDENS

Ground floor

1 Ventnor Town
Council

First floor

7 NHS Health Visitors

8 Gridstar
Motorsport Ltd

9 PC Coaching

Second floor

13 Liz Bull Personal Tax

14 Colin Boon Personal
Taxation Services

15 BOSS: Business
Office Support
Services

Other offices are accessed
through the door on the right.



SALISBURY GARDENS

Ground floor

6 Ventnor
Neighbourhood
Police Office

First floor

11 Coralesce

12 Vectis Karma Limited

Second floor

17 Bellwade Ltd

18 Transport
Consultants UK



Other offices are accessed
through the door on the left.



GREEN ROOM: REGULAR BOOKINGS



Citizens Advice Bureau Money Advice	Fortnightly	Meeting Room 1	Every 2 nd Friday	12.00pm to 4.00pm
Citizens Advice Bureau General Advice	Monthly	Meeting Room 1	First Tuesday of each month	9.00am to 11.30am
Carers Support Group	Weekly Monthly	Community Space Meeting Room 1	Every Tuesday except Last Tuesday of each month	10.00am to 12.00pm
No Barriers	Twice weekly	Community Space	Monday and Fridays	10.00am -12.30pm
Wessex Cancer Trust	Monthly	Meeting Room 1	Second Wednesday of each month	10.00am to 12.00pm
Wightlite Healers	Monthly	Meeting Rooms 1 & 2	First Wednesday of each month	1.30 to 4.30pm and 6.30 to 8.30pm
People Matter	Monthly	Community Space	Second Wednesday of each month	10.00am to 12.00pm
Basic Skills English	Weekly from September	Meeting Room 1	Wednesday (Term Time)	1.00pm to 3.00pm
Basic Skills Maths	Weekly from September	Meeting Room 1	Thursday (Term Time)	12.30pm to 3.00pm
Basic Skills Computing	Weekly from September	Meeting Room 1	Thursday (Term Time)	10.00am to 12.30pm