



The purpose of this report is to record the latest developments in respect of the Town Council's future role in the management of Salisbury Gardens/Coastal Centre.

**No. DETAIL**

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**1) INTRODUCTION**

- a) The Deputy Mayor and Town Clerk met on Tuesday 16 July at County Hall with the Isle of Wight Council's Deputy Director of Economy & Environment John Metcalfe and the Cabinet Member for Resources John Gilbey for initial discussions about the future of the Coastal Centre.
  - b) Detailed feedback on the very constructive and collaborative meeting was provided to the meeting of the Public Buildings Working Group on the following Tuesday, 23 July.
  - c) Following those meetings work has begun on preparations for the new arrangements.
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**2) LEASE AGREEMENT**

- a) The inclusion of *The Possible Disposal of Salisbury Gardens Under Special Purchaser Arrangements* on the Isle of Wight Council's latest Forward Plan and its listing for decision at the meeting of the Cabinet on 10 September will, subject to Cabinet approval, provide the basis for substantive discussions of the terms of a proposed 25-year lease with an option to renew.
  - b) It is anticipated by both Councils that these discussions can be completed by the end of the calendar year.
  - c) Anthony Collins Solicitors, the leading experts in Community Asset Transfer and Locality's advisors are willing to act for the Town Council in finalising the lease.
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**3) REFURBISHMENT**

- a) A grant of £85,000 has been applied for to this year's round of the Coastal Communities Fund for the refurbishment of that part of the building that is planned to be developed for business startups and small businesses in the creative industries and office based services.
  - b) A further application, to the Big Lottery's Reaching Communities funding stream, is in preparation for that part of the building that is planned to be developed as a community resource base.
  - c) The major works required to make the building fit for its new purposes were identified during the preparation of the Business Plan this time last year.
  - d) Councillor Jim Toogood and I carried out an initial updating survey of the facilities available and those that will be required on each floor throughout the morning of Tuesday 6 August and identified any necessary reconfigurations.
  - e) Meetings with the Building and Fire Inspectors are being arranged as soon as they are available and the current planning permissions for the building are being checked.
  - f) They include: redecoration throughout, a new fire alarm system, treatment of damp, fire door upgrades, new IT server and room dividers.
  - g) Revised quotations will be invited for all major items in accordance with the Town Council's Financial Regulations section 11.
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**4) RECOMMENDATIONS**

The Town Council is recommended to:

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- a) authorise the Town Clerk and Deputy Mayor, supported by the Public Buildings Working Group, to progress negotiations with the Isle of Wight Council following the decision of the Cabinet Meeting of 10 September as the basis for recommendations to subsequent meetings of the Town Council for decisions;
  - b) appoint Anthony Collins Solicitors as the Town Council's advisors on matters related to the lease, funded from the Legal & Professional Fees line of the Budget;
  - c) authorise the Town Clerk and Councillor Jim Toogood to develop all necessary Schedules of Work and invite appropriate quotations in respect of each;
  - d) refer discussion and decisions on the commercially sensitive aspects of the project, identified in confidential report 65/13, to the private Agenda.
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