



The purpose of this paper is to provide Members with the latest information on the development of Salisbury Gardens.

No. DETAIL

1) REFURBISHMENT

- a) With the receipt of the final invoice from the main contractor – D N Associates - for the refurbishment of Salisbury Gardens dated 27 January 2015, the programme is virtually complete.
- b) D N Associates’ original estimate of the contract costs during the tender process for the work was £201,202. The company’s invoices for the work now completed, including all the additional works required, total £242,333.
- c) The programme has been closely monitored throughout in relation to both quality of work and variations in charges for it. Over 140 individual quotations representing over 500 priced items and movements within them have been checked at every stage over the 7 months the work has been in progress.
- d) The overall costs, and the funding arrangements for them, are summarised in the following table:

COSTS		FUNDING	
SUPPLIER/ITEM	AMOUNT	SOURCE	AMOUNT
D N Associates	242,333	Public Works Loan Board	150,000
Facia Boards	3,470	Coastal Communities Fund	95,000
New Carpets	12,666	My Life a Full Life	10,000
Carpet Cleaning	680	Southern Housing Group	4,000
White Goods	1,100	2014/15 underspend	10,000
Wightfire	1,370		
Green Room Furniture	3,301		
Room Divider	4,830		
Total	269,750	Total	269,000
Less Police recharge	-11,073	Less costs	258,677
Total	258,677	Balance	10,323

- e) One other significant item of work that will be completed in the coming week is weather proofing to the stone work around the first floor bay windows in a total of £3,502.

2) NAVIGATE IT

- a) The supplier of the new Phone and IT systems, Navigate IT, ceased trading last month and, consequently, the benefits of the remaining 9 months of the first year guarantee will not be available.
- b) A new contract for support has been established with the new company – Electricomm (IoW) Limited set up by the individuals responsible for the installation and maintenance of the equipment with whom good working relations are well established.

3) GREEN ROOM DEVELOPMENT

- a) The Green Room meeting rooms have already recorded 35 hours of booking up to the end of February hosting both the launch of the Labour Party Parliamentary Campaign (4 hours) on 28 January and the Clinical Commissioning Group Board Meeting (8 hours) on 5 February.
- b) Tony McCarthy has already held a very promising on-site meeting on 27 January with representatives of the Agencies it is hoped will provide advice services from the venue.

4) OCCUPANCY

- a) Nine of the 12 rooms of the Ventnor Enterprise Centre are already occupied with the Health Visitors due to move in to another later this month.
- b) The Police team are now expected soon after Easter and their lease has now been signed with payment starting on 14 February.
- c) The leases and agreements now in place represent a monthly income of £5,500, or £66,000 in a full year.

5) RECOMMENDATION

The Town Council is recommended to record its appreciation of the work of three volunteers in particular: Councillor Jim Toogood for his oversight of the building programme, Marcia Bartlett for her detailed control of its costs and Neil Geddes for many hours of pro bono time in providing drawings and advice throughout.
