



The purpose of this paper is to provide an update on developments with the Salisbury Gardens refurbishment and to ask Members to consider recommendations from its Community Development Working Group.

No. DETAIL

1) LEASE

- a) As Members are aware, the Lease of the building to the Town Council was finally signed on 8 October with an effective date of 1 October 2014.
- b) The initial term is 26 years with a right to renew for a further 25 years.
- c) The first year is rent free, although a request to extend that in response to the significantly greater than anticipated renovation costs attributable to poor maintenance has yet to be determined by the Isle of Wight Council.

2) REFURBISHMENT

- a) The works to the upper three floors are now in their final stages and are expected to be completed by the end of this month.
- b) The work to the lower ground floor will take up to another month, partly because of the more extensive works required and partly because of the need to clear the other three floors for occupancy by its tenants.

3) COMMUNICATIONS

- a) Navigate IT's installation of the building's high quality communications systems will be complete this week.
- b) The system is based on Super Fast Broadband into the building with speeds of up to 80mb through Fibre Optic Cable with 40 telephone lines available for allocation to tenants running into an iPECS 300 phone system that can be directed to individual phones, a group of phones or a mobile.
- c) A Call Logger provides the ability to recharge phone calls to each tenant individually along with detailed performance reports.

4) TENANTS

- a) The first tenant, Vectis Karma, is taking up occupancy on 13 October with three more following on 27 October. Arrangements for moving in another three business tenants are in the process of being finalised.
- b) Another potential new tenant is viewing the remaining offices on 27 October.
- c) The Police and Health Visitors are both planning to move in on 1 December.

5) LOWER GROUND FLOOR

- a) The elements of the spaces this floor will offer for community use are taking a clear shape following the need to strip back all external walls and all flooring, create a window in a room without one, remove and re-site the existing internal staircase and install wiring for fire alarms and communications.
 - b) By the end of November the two meeting rooms, kitchen, resource room and sitting area should be complete.
 - c) The Community Development Working Group has discussed how to 'name' this area with an inclusive, modern and relevant feel and have come to the recommendation, agreed with enthusiasm by our Community Development Officer, of *The Green Room*.
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6) CELEBRATION EVENT

- a) The Community Development Working Group has also discussed how best to celebrate the securing of the building for long-term service to the town and its restoration to a condition fully fit for its various functions.
- b) It recommends the holding of a an event on Saturday 17 January with an invitation to all residents to tour the building and enjoy its hospitality during extended hours with an official opening at some point during them by the Mayor and his predecessor as representatives of the two Ventnor Town Councils that have made this possible.
- c) Those who also have contributed to making this possible, including the Isle of Wight Council and our remarkable contractors and their teams, would also be invited to share in it.

7) RECOMMENDATION

Members are recommended to:

- i) consider branding the community area of the Lower Ground Floor as *The Green Room*; and
 - ii) authorise the Town Clerk, Community Development Officer and the Community Development Working Group to proceed with preparations for a celebration event for the return of the building to the town on 17 January 2015.
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