



The purpose of this report is to provide Members with information about the continuing development of Salisbury Gardens in respect of the Building Programme, the Lease from the Isle of Wight Council, the building's future tenants and the Community Area.

No. DETAIL

1) BUILDING PROGRAMME

- a) The building programme is now well in line with its revised schedule reflecting the additional works discovered to be necessary during its earlier phases.
 - b) There has been a further increase in the predicted final total of the refurbishment and reconfiguration works of £4,000 since the £235,000 reported to the July meeting. This is the net result of some additional works and some savings of work no longer required.
 - c) These fluctuations in cost are being monitored at the same level of detail as the original specification for the works.
 - d) The currently predicted outturn total does not include an additional cost of £13,000 for works required specifically for the rooms the Police will occupy as that has been agreed for repayment by them.
 - e) The Public Buildings Working Group will continue its oversight of the programme and related developments at its next meeting on 12 August.
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2) LEASE

- a) The concerns identified in Report 59/14 to the July meeting about several sections of the first draft Lease provided to us by the Isle of Wight Council (IoWC) were discussed at a meeting between the IoWC's Head of Economy John Metcalfe and the Town Clerk on 21 July that ended with agreement on all substantive points.
 - b) A revised draft Lease is promised in the very near future and should be available to the Town Council's solicitor by the end of this week.
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3) TENANTS

- a) As previously reported, eight of the 12 rooms on the top two floors have tenants ready to occupy them and the Town Council's offer of a ninth room to provide a base for the Health Visitor team has been accepted.
 - b) Tenants of the Ventnor Enterprise Centre have now been offered occupation dates reflecting the progress of the decorating and carpet works.
 - c) Five of the eight have been given a date from which they can take up occupancy of 8 September with the remaining rooms being available from 13 October. As works will still be continuing in the building to mid-November, some may choose to delay their take up date.
 - d) The Police are expected to move in to their Ground Floor rooms on 1 December as are the Health Visitors.
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4) COMMUNITY AREA

- a) The substantial additional works required in the Lower Ground Floor means that the completion date for them is mid-December.
 - b) Consequently planning is ongoing for an opening of the community facilities in early January.
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