



The purpose of this paper is to report on the latest developments with Salisbury Gardens and to ask Members to consider an additional request from Hampshire Constabulary.

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**No.    DETAIL**

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**1)    BACKGROUND**

- a) With the relocation of the Shanklin and Ventnor Safer Neighbourhoods Teams to Salisbury Gardens on the 'Go Live Day' of Monday 3 August, occupancy of the building is complete apart from two of the 19 offices it now provides remaining vacant.
  - b) The Town Council's commitment to residents was that the operational costs of Salisbury Gardens would not have any impact on the Precept; section 2) of this report provides an update on the income and expenditure involved since the building became operational on 1 October 2014.
  - c) Section 3) describes major restoration work on the building's western wall that provided necessary to secure against significant damp penetration.
  - d) The remaining sections reference the Public Works Loan Board loan for the building's refurbishment, the installation of internal and external signage and a request from the Police for additional parking spaces.
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**2)    INCOME & EXPENDITURE**

- a) Operational expenditure during the first nine months from 1 October 2014 to 31 July has totalled £31,824 against income received of £45,654, a surplus of £13,830.
  - b) Rental income from offices has now stabilised at a total, net of VAT, of £5,780 a month, providing an annual income of £69,360.
  - c) The Green Room meeting rooms, only available since January this year, have provided a further £1,750 income to 31 July.
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**3)    RESTORATION WORKS**

- a) Significant restoration work on the western wall of the building was completed last month to repair damage mainly to the lintels over the bay windows causing damp in the respective rooms.
  - b) The Public Buildings Working Group took the view that in addition to works to prevent leakages the cornices should be restored to their original condition and appearance and Wight Heritage Preservation have achieved both to a very high standard.
  - c) The costs of £7,000 for the works plus £900 for the necessary scaffolding are included in the expenditure identified in section 2) above.
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**4)    PUBLIC WORKS LOAN BOARD**

- a) The first repayment of the £150,000 loan taken out to part-fund the building's refurbishment was made on the due date of 1 February.
  - b) These are six-monthly payments of £4,783 and the August payment has also now been made.
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**5)    SIGNAGE**

- a) The internal and external signage for the building was put in place by Signpost Express during July
  - b) In addition to internal signs identifying the various floors and their occupants individual offices now have professionally produced signage on their door; there is also an internal sign for the Green Room.
  - c) Externally, the building is now clearly identified as Salisbury Gardens on both the north and
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east walls with signposting for the Green Room on the west wall; each of the two east side main doors also have a complete list of the offices accessed through them.

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**6) VENTNOR NEIGHBOURHOOD POLICE OFFICE**

- a) The four ground floor rooms leased to Hampshire Constabulary as the new base for the Shanklin and Ventnor Safer Neighbourhood teams are now fully occupied, after several months of preparation, with clear external signage.
  - b) Their original plans were for just the Ventnor team to be based here and the more recent decision for them to be joined by the Shanklin team has prompted a need for additional parking spaces for Police vehicles.
  - c) They have approached Island Roads for two dedicated Parking Bays on Dudley Road but in addition to the time that process will take the disputes it might cause with other residents and potential risk of vandalism that is not their preferred option.
  - d) The Town Council too would be reluctant to be associated with restrictions on the already heavily used on street parking available to residents.
  - e) The Police have indicated a willingness to pay the current permit price annually and the cost of markings for two additional parking spaces to add to the two already committed to them outside the building.
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**7) RECOMMENDATION**

The Town Council is recommended to provide the Ventnor Neighbourhood Police team with two additional parking spaces at Salisbury Gardens at an annual charge of £240.

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