



TOWN CLERKS' REPORT

TOWN COUNCIL MEETING

16 APRIL 2012

The purpose of this report is to provide Members with updates on some areas of the Town Council's ongoing work.

No. DETAIL

1) WINTER GARDENS

- a) The last contents of the Winter Gardens were finally removed from the premises on Friday 13 April.
- b) The Isle of Wight Council have been advised accordingly.

2) LEASES

- a) There are currently two outstanding leases awaiting agreement: one for the land now occupied by the Outfit facility and the other in respect of the First Aid Hut
- b) The March meeting of the Town Council determined that the first of these should be referred to Glanvilles for their advice following concerns expressed about some of the clauses in the draft issued
- c) An initial response has been received from Glanvilles highlighting what they describe as: *Many of the clauses are not relevant to this particular transaction and are drafted on the basis of a Lease for Property rather than land.*
- d) This is followed by a questions as to whether the Town Council wishes Glanvilles to negotiate the changes with the Isle of Wight Council solicitor involved or whether the Town Clerk will deal with them directly.
- e) In view of the significant costs involved in further Glanvilles' involvement it is my intention to seek an initial response from the Isle of Wight Council as to their willingness to make the suggested, and fully marked up, changes.
- f) The first draft lease for the First Aid Hut, produced by an external provider of legal services to the Isle of Wight Council, was returned to the Isle of Wight Council on 30 August last year in view of its length, complexity and clauses dealing with such matters as the maintenance of the lift!
- g) In an email of 30 March a request has been made by the external provider to *please amend the lease as you deem appropriate and return to me.* Once that is done they will consult with the Isle of Wight Council about their willingness to accept the proposed changes with the hope of reaching agreement by the end of April.
- h) It is my intention to make amendments following the pattern established by Glanvilles advice in respect of the other lease and return it to the external provider. The Town Council should then receive a revised draft at a future meeting.

3) CORPORATE CALENDAR

- a) We have established a Calendar that is now open for all Members to subscribe and thus be kept in touch with the increasing number and range of activities that will develop.
- b) We are aware that some Members have already achieved this connection but we doubt that all have and would appreciate that those who haven't yet done so consult with Alison about doing so.
- c) Member access does not include the opportunity to make changes to the Calendar but it does issues email notifications of new meetings and appointments when they are set up.