



# UPPER VENTNOR LAND DEVELOPMENT

TOWN COUNCIL MEETING

REPORT 31/19

8 APRIL 2019

The purpose of this Report is to report on progress with the Stage 3 application to the Community Led Housing Programme for a contribution to the funding of the proposed development of the land in Upper Ventnor.

## No. DETAILS

### 1) BACKGROUND

- a) The Feasibility Studies commissioned by the Town Council with funding provided by successful Stage 2 applications to the Island Community Led Housing Programme have been available to Members since Monday 18 March and to the Town Council's partners in the two projects: the Isle of Wight Council and Vectis Housing.
- b) Following discussion of Report 21/19 for its meeting of 11 March 2019 the Town Council agreed by Minute 29/19 to authorise the Town Clerk, *advised by the Assets and Services Working Group, to develop, complete and submit a Stage 3 application to the Island Community Led Housing Programme by 31 May with progress reporting to the April and May Town Council meetings.*

### 2) MEETINGS

- a) Since the 11 March meeting of the Town Council meetings have taken place with the Isle of Wight Council's Housing Delivery Manager Dawn Lang on 12 March, the Isle of Wight Council's Senior Estates Surveyor Claire Elderfield on 14 March, ERM's Lead Officer for the Studies Dan Long on 18 March, the Community Led Housing Programme Officer John Brownscombe on 27 March and Vectis Housing's Chief Executive Martyn Pearl on 1 April.
- b) Councillor Jason Mack, as the Town Council's lead Member for Housing, has been present at all those meetings along with Town Council staff.

### 3) ASSESSMENT

- a) The funding application for this project is not currently being developed as a consequence of the following considerations:
  - o the remaining uncertainty about the potential contamination of the site;
  - o the need for more time for Claire Elderfield to complete her task of identifying and clarifying the existing tenancies on the site;
  - o the lack of clarity about the preferred development option and the extent of the social housing element of the project; and
  - o the relatively much higher funding requirement in the £3.6m – £4.8m range.
- b) However, both Vectis Housing and the Isle of Wight Council remain interested in the project so we asked John Brownscombe to clarify the deadline for the use of the Community Led Funding Programme.
- c) John Brownscombe's response is set out in an email dated 4 April:  
*From the perspective of allocating the grant we would have committed the funding, but we would want in the grant agreement some sort of long stop date, so that if payment was not spent by that date then that which is unspent needs to be repaid.' This is good news I feel and confirms our hope that once committed the monies will be ring fenced for a project until completion provided that a clear date is given for this.*
- d) This opens the opportunity for the continuation of work with this project but at a slower pace than that being applied to the Youth Club project in view of the funding application guidance stating that priority will be given to projects that can be completed by February 2021.

### 4) NEXT STEPS

- a) The full list of necessary next steps for the Upper Ventnor Land project identified by ERM in their Feasibility Report is attached to this Report for Members' information.



# VENTNOR TOWN COUNCIL

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## UPPER VENTNOR LAND FEASIBILITY STUDY

## SECTION 10.5: NEXT STEPS

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### 10.5 Next Steps

10.5.1 Establish funding opportunities for remediation strategies.

10.5.2 Establish strategy for housing delivery.

10.5.3 Review funding constraints and gap funding requirements.

10.5.4 Pre-app discussions with local authority planning department to gauge their opinion on the various scheme put forward.

10.5.5 Commission topographical land survey to establish constraints and topography for detailed design and modular considerations.

10.5.6 Commission architectural design team to develop scheme based around preferred design option and consider modular opportunities.

10.5.7 Consider engaging with other ilke and other modular providers to see if value engineering can be achieved to bring dwelling price point down for viability.

10.5.8 Commission arboricultural and ecological surveys to support a planning submission.

10.5.9 Review ground investigation report and next steps for investigations required.

10.5.10 Engage with local commercial estate agents to establish demand for light industrial units in this location and expected rental levels.

10.5.11 Carry out further cost planning and viability assessments once preferred option has been established and market intelligence obtained.

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