



# UPPER VENTNOR SITE DEVELOPMENT

TOWN COUNCIL MEETING

REPORT 22/19

11 MARCH 2019

The purpose of this Report is to seek Members' agreement for a Stage 3 funding application to the Island Community Led Housing Programme for the development of the Upper Ventnor site behind the Island Free School in the context of the ERMC Feasibility Study for the Project.

## NO. DETAILS

### 1) BACKGROUND

- a) In December 2017 the government announced a new £60M fund for Community Led Housing aimed at 148 local authorities particularly affected by second home ownership.
- b) The Isle of Wight Council secured a £1.6M allocation and commissioned Community Action IW to assist with the delivery of the Fund; it employs John Brownscombe as the lead officer for it.
- c) Following the Town Council decision at its 9 July 2018 meeting to provide the required £1,000 match funding for each of two Feasibility Studies applications for Stage 2 grants of £9,000 each were submitted and granted on 10 October.
- d) Two Island-based companies were invited to submit quotations for the Studies and Project Briefs were mailed by Registered Post to both on 18 October with a deadline of 2 November for the submission of quotations; both companies submitted their quotations on that day.
- e) The Town Council appointed ERMC as the consultants to carry out both Feasibility Studies by Minute 131/18 of its meeting of 12 November 2012.
- f) ERMC gave a presentation of their findings to an informal meeting of the Town Council on 18 February 2019.

### 2) SIGNIFICANT MEETINGS

- a) At a meeting on 27 February to discuss the potential for a Stage 3 application to the Island Community Led Housing Programme John Brownscombe told us that he assessed both Projects as being well-placed for consideration by the Grant Panel.
- b) Councillor Jason Mark and I met with the Isle of Wight Council's Director of Regeneration Chris Ashman to discuss all the Town Council's Regeneration Projects on 28 February with very positive outcomes.
- c) They included the identification of the Isle of Wight Council's Housing Delivery Manager Dawn Lang as our contact as the project develops and an initial meeting with Dawn is planned for Tuesday 12 March.
- d) We also met on Monday 11 March with the Isle of Wight Council's Senior Estates Surveyor Claire Elderfield who has been in discussions with the existing leaseholders of the current buildings on the site.

### 3) STAGE 3 APPLICATION

- a) The anticipated total project cost varies between £3.6M and £4.8M depending of which of the two options presented by the Feasibility Study is adopted and a successful and substantial application to the Island's Community Led Housing Programme is an essential element of the project's viability and requisite investment by partners;
- b) The fund can grant up to £50,000 for each affordable housing unit created, or up to half the total cost of project; it can only be used to fund the social housing elements of any project.
- c) The funding needs to be spent by the end of February 2021 and the expectation of the project's time line is 15 months to pull-down and rebuild requires works to start by November this year.
- d) Although the next formal deadline for applications to be considered is 30 June, John Brownscombe has indicated that he will be able to organise the awarding panel earlier than

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that; consequently, the intention is to have the full application ready for submission by 31 May.

- e) The application form requires wide ranging and detailed information with the primary areas being:
    - Site details:* maps and site plans, present and proposed future ownership.
    - *Consultation:* evidence of consultation that has already taken place and indications of ongoing consultation arrangements.
    - *Planning status:* the situation of the project in the wider environment, whether planning permission has been granted or evidence that it is likely to be granted.
    - *Funding:* total scheme development costs, funding strategy, availability of funding and the timing of it.
    - *Governance:* ownership of the site, of the housing units, of the library and if multiple owners the governance arrangements for ensuring effective collaboration and project sustainability.
  - f) The Town Council's partners in the project are the Isle of Wight Council and Vectis Housing with constructive relationships already in place.
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#### 4) RECOMMENDATION

The Town Council is recommended to:

- i) agree to the circulation of the completed Feasibility Study for the project to Members and Partners on a confidential basis;
  - ii) 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;
  - iii) ask the Community Development Working Group to make arrangements for a public consultation meeting on the project in the week commencing 8 April; and
  - iv) commit a sum of up to £1,000 for necessary activity related to the preparation of the application, including the public consultation and pre-planning permission advice application.
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