



The purpose of this paper is to record the latest position in the proposals for the development of Ventnor Central to provide 12 one-bed social housing flats and a new location for Ventnor Library

No. DETAILS

1) BACKGROUND

- a) As Members are aware, the Isle of Wight Council appointed Spectrum Housing Association as its Special Purchaser for Ventnor Central along with two other sites on the Island at the meeting of its Executive meeting of 9 June 2016 for the development as social housing and providing a new location for Ventnor Library on the ground floor.
 - b) The terms of sale were agreed at the meeting of the Executive on 8 September when it was anticipated that the redevelopment of the site would be completed by the end of this year.
 - c) In the event, Spectrum was merged with one of the country's largest Housing Associations with over 55,000 properties, Sovereign Housing, on 14 November 2016.
 - d) The offer of the sale of Ventnor Central and the other two properties transferred with the merger.
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2) PROGRESS

- a) Although the initial plan by the Spectrum's project managers had been to proceed on the basis of the plans for the site they had already developed that was derailed when Sovereign chose to apply its own procurement procedures to all three sites, including a recosting of the works involved.
 - b) It was then clear that Spectrum's designated Island-based contractor for the Ventnor Central site could not be commissioned under Sovereign's procurement practices as the company did not have a high enough turnover to be included on its approved supplier list.
 - c) The subsequent delay has been the consequence of starting the project planning and related costing from scratch and extended discussions between Sovereign and the Isle of Wight Council.
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3) CURRENT SITUATION

- a) The Mayor and I met with the Isle of Wight Council's Head of Economic Affairs, Ashley Curzon, on Wednesday 4 October for an update on a number of local developments including the current situation of this project.
 - b) We have been assured both of the fact that the discussions are continuing and of the Isle of Wight Council's commitment to deliver the project as planned subject to an affordable outcome to those discussions.
 - c) No timetable for their conclusion is yet available but the Town Council will continue to be kept informed of progress.
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4) RECOMMENDATION

The Town Council is recommended to note the contents of this Report and confirm its own commitment to the delivery of the project as originally planned.
