



The purpose of this paper is to provide an update on the Town Council's management of Ventnor Central on the basis of a Tenancy at Will.

No. DETAIL

1) BACKGROUND

- a) The Town Council took on management responsibility for the town's Youth Centre on 1 October 2014 following the decision of the Isle of Wight Council to close down its Youth Service from 30 September 2014.
- b) The basis is a Tenancy at Will rather than a lease as this does not include responsibility for maintenance and the financial liability is limited to running costs.
- c) A Tenancy at Will is a framework to give potential partners to a lease the opportunity to explore options for an asset's future while keeping it operational.
- d) At its meeting of 18 May the Town Council resolved to refuse a request from the Isle of Wight Council to move to a lease until those options are clearer.

2) FINANCIALS

- a) The pattern of receipts and payments since 1 October 2014 is listed in the following table on a quarterly basis.

QUARTER	RECEIPTS	PAYMENTS	NET
October – December	£380	£570	-£190
January – March	£675	£1,246	-£571
April – June to date	£702	£875	-£173
TOTAL	£1,757	£2,691	-£934

- b) Although there is clearly a net cost to the Town Council in operating the building it is well within the budget provision made for it.

3) BOOKINGS

- a) The pattern of bookings in hours since 1 October 2014 is listed in the following table on a quarterly basis:

QUARTER	MUSIC ROOM	MAIN HALL	LOWER HALL
October – December	18	23	
January – March	51	84	2
April – June to date	35	46	7
TOTAL	104	130	9

- b) No bookings were accepted until 1 November 2014 and the Music Room was closed for several weeks this year until an electrical fault could be remedied.

4) FUTURE DEVELOPMENT

- a) The Town Council needs clarity from the Isle of Wight Council on two major issues before determining its role in the building's future.
- b) The first of these is the proposed move of the town's Library from its present increasingly unsatisfactory building to Ventnor Central.
- c) The Town Council has already committed to funding the running costs of the Community-led Library model it is proposed to become but that proposal, along with the same intentions for those of Freshwater and Sandown Libraries, has to go through a consultation process that is

yet to begin.

- d) The Isle of Wight Council's Budget savings for the current financial year include the move to Community-led Libraries by October this year.
 - e) The other major issue is the anticipated high cost of essential repairs and the need for fundamental structural changes necessary for the building to comply with Fire and Health and Safety Regulations and the extent of the Isle of Wight Council's contribution to those costs.
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