



The purpose of this paper is to provide an update on developments in respect of the Ventnor Central building that the Town Council took on responsibility for under a Tenancy at Will from 1 October 2014.

No. DETAIL

1) ACTIVITY

- a) Our room booking system records a total of 68.5 hours of hiring at £10 an hour since the date it was opened for bookings of 1 November 2014.
- b) Of that total, 30 hours have been for the Upper Hall and 38 for the Music Room being used for band practice.
- c) In respect of all hires, keys are collected from and returned to the office and payment is made in advance.

2) FIRE RISK ASSESSMENT

- a) The Fire Risk Assessment Report by Fire Safety Consultancy Harry Paviour based on his inspection of the premises on 26 November was received on 3 December 2014.
- b) It is a substantive legal document running to 45 pages and a copy is now located on the premises as required; a copy has also been supplied to the Isle of Wight Council at the request of their appropriate officer.
- c) It includes a 14-page Action Plan of issues that need to be addressed and the central finding confirms the practice in the building's use that the Town Council has adopted since taking responsibility for it of limiting numbers to 45 able-bodied people at any one time on any floor.

3) EXPENDITURE

- a) As Members are aware, on the basis of information on the building's running costs supplied by the Isle of Wight Council in respect of 2013/14, it is anticipated that total costs for 12 months will not exceed £12,000, for which the Town Council has already agreed a provision of £5,000 from its 2014/15 budget for the half year.
- b) In the first quarter – to 31 December 2014 – expenditure totalled £570 including the £175 cost of the Fire Risk Assessment; the remainder is a combination of new locks and contents insurance.
- c) The Electricity bill for the first quarter has just been received in a total of £313: the total for the full financial year of 2013/14 was £2,064.
- d) The building has been booked for use as a Polling Station on 7 May.

4) STAFFING

- a) The staff presence in the building is provided by the use of its office as a base for our Youth Opportunities Officer and Sessional Youth Worker.
- b) At current use levels, the requirement for cleaning is limited but clearly will become a matter to be addressed if activity levels rise significantly.

5) NEXT STEPS

- a) Discussions with Isle of Wight Council Officers about future development of the building are due to begin again as soon as the Isle of Wight Council's budget decisions are confirmed.
 - b) Meanwhile investigations into the costs of ensuring the building is fit for purpose for continuing, significant and self-financing future uses will continue.
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