



MAJOR PROJECTS

TOWN COUNCIL MEETING

REPORT 54/22

11 JULY 2022

The purpose of this Report is to provide Members with a summary the outstanding Major Projects and those that need to be added to the list for the remaining three years of their current term of office.

No. DETAILS.

1) BACKGROUND

- a) Major Projects have been central to the work of the three Town Councils that preceded this one: those elected in 2009, 2013 and 2017.
- b) At the beginning of this sequence, Ventnor Town Council was the basket case of the Island's 33 Town and Parish Councils with the Isle of Wight Council considering its closure and a Parish Meeting attended by around 400 residents passing six votes of no confidence in it in March 2009.
- c) Due to the vision, focus, commitment and competence of the three Town Councils since then it is now acknowledged as one of the very best on the Island and continues to pioneer developments that add real value to the town.
- d) The 2009 Council inherited a Precept of £99,500 (£158,490 at today's values) and laid the essential foundations for its future with the appointment of David Bartlett (April 2010) and Alison Killick (October 2010) and the first Community Development Officer (April 2012) and Economic Development Officer (May 2012), passing on a Precept of £148,676 for the first year of its successor Council elected in May 2013.
- e) That Council also inherited the vision of a town with very significant – and growing – deprivation and implemented a range of Major Projects, beginning with Salisbury Gardens that instead of being sold to become a block of private flats as the Isle of Wight Council intended emerged from a high profile campaign as a thriving centre for small business, offices for the Town Council and local Police as well as a base for ever-extending community work.
- f) It also responded vigorously and effectively to the Isle of Wight Council having to deal with year-on-year substantial Budget cuts that meant cutting local services by taking on the town's four Public Toilets and Paddling Pool, saving the Library from closure by contributing to its costs and funding the essential grounds maintenance and beach cleaning.
- g) In addition it fought for – and won – the right to manage four of the town's eight car parks as well as taking over the old Ventnor Youth Centre and setting up its own Youth Service when the Isle of Wight Council withdrew funding from all Youth Centres and services.
- h) Consequently, the Precept it handed on to its 2017 successor was £282, 976; the almost 100% increase over its four years drew no local protest as all had the strong support of the very positive annual consultations in the January of 2014, 2015 and 2016 attended by over 100 residents each time.
- i) The Town Council elected in 2017 continued to push for changes in the town's assets and its economic and community structures that would bring real benefit to the town.
- j) Its successes included the remarkable takeover of Boniface Fields, providing residents with 25 new allotments and buildings for community organisations such as the Community Shed, the development of Spring Hill Gardens as a significant town centre feature, the taking on of Ventnor Park when the Isle of Wight Council announced its intention to stop its grounds maintenance and the commitment to a new and accessible town centre Public Toilet.

2) THE 2021-2025 TOWN COUNCIL

- a) This Council inherited a Precept of £355,889 – a 25% increase on 2017 - and has increased that to £378,570 for the current year.

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- b) It also inherited the list of Major Projects, identified by its predecessor but most of which are as yet uncompleted, that was on its Agenda for its July meeting last year and is attached to this Report as Appendix A.
 - c) That list was reviewed by a meeting of the Town Council's senior staff on 30 June and a revised list, excluding the new public toilet and town centre improvements from Appendix A and adding four new entries – Poverty, the Family Centre, Housing and the Bandstand - is also attached to this Report as Appendix B for Members' consideration.
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3) RECOMMENDATION

Members are recommended to consider the projects as listed in Appendix B with a view to adopting it as the Town Council's Major Projects targets.



VENTNOR TOWN COUNCIL

Appendix A

MAJOR PROJECTS IN PROGRESS

TOWN COUNCIL MEETING

12 JULY 2021

PROJECT	DETAILS	REQUIRED FOR COMPLETION	NEXT STEPS
Boniface Fields	Ventnor Community Shed, 2 portacabins let to Atelier, 1 portacabin as community room + 25 allotments	<ul style="list-style-type: none">Lease to be finalised to replace Tenancy at Will.Ventnor Shed's new lease agreed and their development proposals implemented and disability access	<ul style="list-style-type: none">Agree lease at VTC meeting of 12 JulyPrepare draft lease for discussion with Ventnor Community Shed.
New Public Toilet	New public toilet built in Central Car Park, planning application, building regulations approval and preferred contractor all agreed	<ul style="list-style-type: none">Awaiting Borrowing Approvalagreement on rent of 4 parking spacesContract activatedBuild completed	<ul style="list-style-type: none">Agree or negotiate the rent for the 4 parking baysMeeting with Alex Minns for Mayor & Clerk 20/7£150k loan request following Borrowing Approval
Car Park Management	Business case for vtc management of Central, Grove Road, Esplanade & La Falaise car parks submitted Dec 2018	<ul style="list-style-type: none">Discussion with and decision by Isle of Wight Council on Business CaseAgreement on Comm. Right to Challenge	<ul style="list-style-type: none">Meeting with Alex Minns for Mayor & Clerk 20/7Agree response to EoI refusal
Ventnor Central	Currently managed rent free but annual costs c£5k. Used solely by Babybox	Decision on future use or return to IoWC	
Upper Ventnor Land	Site development of number of small, 750sm light industrial units;	<ul style="list-style-type: none">Agreement with IoWC on Project PlanAndrew Hitt's drawings agreed with IoWC	Meeting with IoWC Senior Surveyor Claire Elderfield for Jim, Andrew Hitt and me on 28 July
Ventnor Haven	Short/medium term extension of current contract. Commercial uses of seaweed examined. Long term reconfiguration	Ventnor Haven Group formed. Feasibility study of seaweed control/use underway	<ul style="list-style-type: none">Meeting with Alex Minns for Mayor & Clerk 20/7
Town Centre Improvements	Amendments to Boots corner & crossings Proposals submitted to Island roads		Meeting to be arranged



VENTNOR TOWN COUNCIL

APPENDIX B

MAJOR PROJECTS: CURRENT

TOWN COUNCIL MEETING

11 JULY 2022

PROJECT	DETAILS	REQUIRED FOR COMPLETION	NEXT STEPS
Boniface Fields	Planning permission expires October 2023	<ul style="list-style-type: none">Planning permission renewal	<ul style="list-style-type: none">Establish Planning's requirements, identify costs and source funding
Car Park M anagement	Business case for vtc management of Central, Grove Road, Esplanade & La Falaise car parks submitted Dec 2018	<ul style="list-style-type: none">Discussion with and decision by Isle of Wight Council on Business CaseCollaboration with other T&PCs	<ul style="list-style-type: none">Meeting with Alex Minns for Mayor & Clerk 20/7Agree response to EoI refusal
Ventnor Central	Currently managed rent free but annual costs c£5k. Used by Babybox & Pantry	Decision on continued use with renewed lease or return to IoWC	<ul style="list-style-type: none">Identify potential funding sources for £750kFunding applications. Agreement with IoWC re asset transfer, library move & site sale as investment
Upper Ventnor Land	Site development of small, 750sm light industrial units	<ul style="list-style-type: none">Agreement with IoWC on Project PlanAndrew Hitt's drawings agreed with IoWC	<ul style="list-style-type: none">Meeting with IoWC Senior Surveyor Claire Elderfield for Jim, Andrew Hitt and Nigel and meMeeting with Chris Ashman
Poverty	Half the town's population in 20% most deprived nationally. 150 households identified as needing food vouchers	<ul style="list-style-type: none">Continued support of Babybox & FoodbankRaised profile of extent, causes & location	<ul style="list-style-type: none">Research by Nigel and meCollaboration with the other Island areas in most deprived 20%
Family Centre	Town centre building with good rooms, lowish maintenance, used 1 day a week	<ul style="list-style-type: none">Business plan for Town Council's useSigned lease for Town Council management	Negotiations with Isle of Wight Council and Barmardos
Housing	96% of Islanders unable to afford average property prices and none to rent in Ventnor	Restrictions on second homes and holiday lets	<ul style="list-style-type: none">Research responses of other coastal townsDiscussions with Ian Stephens, Portfolio holder
Bandstand	Esplanade eyesore with considerable development potential	Lease or sale to one of several interested parties	<ul style="list-style-type: none">Contact with relevant senior Southern Water staffInvolvement of Bob Seely
Ventnor Haven	New two year contract agreed with Cheetah Marine to 31/3/24 with 12 month break	Isle of Wight Council considering sale again	Remain in contact with Sean Stevens & Geoff Blake