



# REGENERATION PROJECTS

TOWN COUNCIL MEETING

REPORT 59/22

8 AUGUST 2022

The purpose of this Report is to set out a regeneration-based approach to a selection of the Major Projects adopted by the Town Council at its meeting of 11 July 2022.

## NO. DETAILS

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### 1) BACKGROUND

- a) By Minute 72/22 of its meeting of 11 July 2022 the Town Council unanimously resolved to: *adopt the projects as listed in Appendix B to Report 73/22 for this meeting as this Town Council's Major Projects targets.*
  - b) The list is attached to this Report.
  - c) The Town Council's senior staff team have identified five of the projects as having clear connection to the town's regeneration prospects but needing Isle of Wight Council support for their delivery.
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### 2) REGENERATION PROJECTS

- a) The five projects are:
    - the local management of the town's car parks
    - the old Ventnor Youth Centre
    - land in Upper Ventnor
    - the Family Centre
    - poverty
  - b) Significant work has already been developed and implemented on all of these:
    - the Town Council has successfully managed four of the town's car parks and submitted a Business Plan for taking on the other four as all eight are needed to implement the recommendations of the Town Council's consultant to maximise the opportunities they would deliver for the town;
    - a major Feasibility Study commissioned with grant funding has opened up a range of potential futures for the building;
    - a major Feasibility Study of the area behind the Island Free School commissioned with grant funding has led to the development of draft planning proposals for around 20 light industrial units;
    - the currently limited use of the town centre's significant resource that is the Family Centre has been the subject of serious discussions about the need for its development;
    - the Town Council already provides and supports a range of organisations and services for its low income families and has established direct connections with many of them.
  - c) All are now at a stage where the direct involvement of and support by the Isle of Wight Council is essential.
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### 3) ISLE OF WIGHT COUNCIL INVOLVEMENT AND SUPPORT

- a) There are four strong grounds for seeking and securing that involvement and support as set out in the following paragraphs.
  - b) The first is the Isle of Wight Council's own increasingly clear and effective commitment to the Island's regeneration through its Director of Regeneration Chris Ashman and very positive strategic political leadership.
  - c) Second is the identification in the current Island Plan of two Smaller Regeneration Areas in its paragraphs 5.10 to 5.12 on page 42:  
**5.10** There are two Smaller Regeneration Areas: West Wight (Freshwater and Toland) and Ventnor and these are shown on the Proposals Map and Key Diagram. These are medium-sized settlements, but they still have relatively large populations for the Isle of Wight. These two areas have experienced general economic decline, particularly in terms of jobs available in the
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settlements, over a long period of time and an approach that supports and facilitates growth is required.

**5.11** In general terms, this means that greater support will be given to proposals that develop new and appropriately scaled opportunities which maintain and support the sustainability of the Smaller Regeneration Areas.

**5.12** Particular support will be given to proposals that create new employment provision. This is particularly in relation to proposals that facilitate the creation or development of indigenous businesses or that enable investment to occur. This could take the form of intensification of existing uses and sites.

- d) Thirdly, the ranking of half of the town's population in the lowest deprivation decile in England.
- e) Finally, the Isle of Wight Council has accessed very significant external funding and committed its own in addition to provide major developments in other deprived areas of the Island, including East Cowes, Newport and Ryde – which of course is welcomed by this Town Council – while its regeneration agenda has yet to deliver for Ventnor.

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#### 4) **RECOMMENDATION**

The Town Council is recommended to request a meeting with the Isle of Wight Council's political and officer regeneration leaders to progress as many as possible of these five projects.

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# VENTNOR TOWN COUNCIL

## APPENDIX B

MAJOR PROJECTS: CURRENT

TOWN COUNCIL MEETING

11 JULY 2022

PROJECT	DETAILS	REQUIRED FOR COMPLETION	NEXT STEPS
<b>Boniface Fields</b>	Planning permission expires October 2023	<ul style="list-style-type: none"><li>○ Planning permission renewal</li></ul>	<ul style="list-style-type: none"><li>○ Establish Planning's requirements, identify costs and source funding</li></ul>
<b>Car Park M anagement</b>	Business case for vtc management of Central, Grove Road, Esplanade & La Falaise car parks submitted Dec 2018	<ul style="list-style-type: none"><li>○ Discussion with and decision by Isle of Wight Council on Business Case</li><li>○ Collaboration with other T&amp;PCs</li></ul>	<ul style="list-style-type: none"><li>○ Meeting with Alex Minns for Mayor &amp; Clerk 20/7</li><li>○ Agree response to EoI refusal</li></ul>
<b>Ventnor Central</b>	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"><li>○ Identify potential funding sources for £750k</li><li>○ Funding applications. Agreement with IoWC re asset transfer, library move &amp; site sale as investment</li></ul>
<b>Upper Ventnor Land</b>	Site development of small, 750sm light industrial units	<ul style="list-style-type: none"><li>○ Agreement with IoWC on Project Plan</li><li>○ Andrew Hitt's drawings agreed with IoWC</li></ul>	<ul style="list-style-type: none"><li>○ Meeting with IoWC Senior Surveyor Claire Elderfield for Jim, Andrew Hitt and Nigel and me</li><li>○ Meeting with Chris Ashman</li></ul>
<b>Poverty</b>	Half the town's population in 20% most deprived nationally; 150 households identified as needing food vouchers	<ul style="list-style-type: none"><li>○ Continued support of Babybox &amp; Foodbank</li><li>○ Raised profile of extent, causes &amp; location</li></ul>	<ul style="list-style-type: none"><li>○ Research by Nigel and me</li><li>○ Collaboration with the other Island areas in most deprived 20%</li></ul>
<b>Family Centre</b>	Town centre building with good rooms, lowish maintenance, used 1 day a week	<ul style="list-style-type: none"><li>○ Business plan for Town Council's use</li><li>○ Signed lease for Town Council management</li></ul>	Negotiations with Isle of Wight Council and Barmardos
<b>Housing</b>	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"><li>○ Research responses of other coastal towns</li><li>○ Discussions with Ian Stephens, Portfolio holder</li></ul>
<b>Bandstand</b>	Esplanade eyesore with considerable development potential	Lease or sale to one of several interested parties	<ul style="list-style-type: none"><li>○ Contact with relevant senior Southern Water staff</li><li>○ Involvement of Bob Seely</li></ul>
<b>Ventnor Haven</b>	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