



COMMUNITY RIGHT TO BID: WINTER GARDENS

FULL TOWN COUNCIL MEETING

REPORT 37/25

11 AUGUST 2025

No. DETAIL

1) PROPOSAL

A Right to Bid Application has been received The Isle of Wight Council (IWC) for the Winter Gardens.

Highlighted by Cllr Ian Bond the (IWC) process for Community Right to Bid applications does not consider representations from third parties beyond the nominating group.

However, the (IWC) policy allows for consultation with the chair of the relevant (IWC) committee if the asset is council-owned or of strategic importance.

2) RECOMMENDATION

1. Council agrees to the recommendation.
2. Town Clerk writes to the relevant (IWC) committee chair on behalf of the Council.



To
Clerk
Ventnor Town Council
clerk@ventnortowncouncil.org.uk

From
Sharon Betts
Director of Corporate Services
Isle of Wight Council
Business Centre Westridge
Brading Road
Ryde
Isle of Wight
PO33 1QS
Tel (01983) 821000
Email sharon.betts@iow.gov.uk
Web www.iow.gov.uk

Our Ref: **CRTB 044-25 Ventnor Winter Gardens**

29th July 2025

Dear Clerk

Community Right to Bid – application CRTB 044-25, application received 22nd July 2025 in regard to Ventnor Winter Gardens, Pier Street, Ventnor, PO38 1SZ.

I write to inform you that the Council has received an application to nominate the above named land or building as an asset of community value under part 5 Chapter 3 of the Localism Act 2011. This provision, which came into force on the 21st September 2012, provides local community groups the right to nominate to the council land and/or buildings which they believe have been, are, and may continue to be used for the social wellbeing of the community in which the property is situated.

The Council has adopted a local policy based on the provisions in the Localism Act 2011 setting out the way in which it will manage the nomination. A full copy of this policy is available to view on www.iow.gov.uk/council-and-councillors/transparency-our-data/strategic-asset-management/community-right-to-bid/. A hard copy of this policy and the list of assets of community value are also available on request.

The above property will soon be available to view on www.iow.gov.uk/council-and-councillors/transparency-our-data/strategic-asset-management/nominated-assets/ as a nominated asset of community value. In accordance with the Localism Act 2011, the nomination will be determined within eight weeks from the date that the nomination was received. **This application CRTB 044-25 will be decided by 16th September 2025.**

If the application is successful

If the application is successful, the above property will be added to the list of assets of community value, which can be found on www.iow.gov.uk/council-and-councillors/transparency-our-data/strategic-asset-management/list-of-assets-of-community-value/ within five days of the decision. The result of a successful application is that the owner will not be able to sell the property (which

iow.gov.uk

includes a lease of 25 years or more) to a new buyer without first complying with the process set out in the policy.

If the application is not successful

If the application is unsuccessful the above property will be put on the "Unsuccessful Nominations as an Asset of Community Value" list. The unsuccessful nominations list and a brief description of why the application was unsuccessful can be found on www.iow.gov.uk/council-and-councillors/transparency-our-data/strategic-asset-management/unsuccessful-asset-nominations/.

Whether or not the application is successful

Whether the nomination is successful and it is added to the list of "Assets of Community Value"; or it is not successful and added to the list of "Unsuccessful Nominations as an Asset of Community Value" it will remain on either list for five years from the date that it is first listed. At the end of the five year period the property will be removed from either list automatically.

Yours faithfully



Sharon Betts
Director of Corporate Services