



VENTNOR YOUTH CLUB DEVELOPMENT

TOWN COUNCIL MEETING

REPORT 30/19

8 APRIL 2019

The purpose of this Report is to report on progress with the Stage 3 application to the Community Led Housing Programme for a contribution to the funding of the proposed development of the old Youth Club building.

NO. DETAILS

1) BACKGROUND

- a) The Feasibility Studies commissioned by the Town Council with funding provided by successful Stage 2 applications to the Island Community Led Housing Programme have been available to Members since Monday 18 March and to the Town Council's partners in the two projects: the Isle of Wight Council and Vectis Housing.
 - b) Following discussion of Report 21/19 for its meeting of 11 March 2019 the Town Council agreed by Minute 29/19 to authorise the Town Clerk, *advised by the Assets and Services Working Group*, to develop, complete and submit a Stage 3 application to the Island Community Led Housing Programme by 31 May with progress reporting to the April and May Town Council meetings.
-

2) MEETINGS

- a) Since the 11 March meeting of the Town Council meetings have taken place with the Isle of Wight Council's Housing Delivery Manager Dawn Lang on 12 March, the Isle of Wight Council's Senior Estates Surveyor Claire Elderfield on 14 March, ERMC's Lead Officer for the Studies Dan Long on 18 March, the Community Led Housing Programme Officer John Brownscombe on 27 March and Vectis Housing's Chief Executive Martyn Pearl on 1 April.
 - b) Councillor Jason Mack, as the Town Council's lead Member for Housing, has been present at all those meetings along with Town Council staff.
-

3) FUNDING APPLICATION

- a) Report 21/19 to the 11 March Town Council meeting identified four areas within which significant progress is essential to the completion of a Stage 3 application to the Island Community Led Housing Programme:
 - Community engagement
 - Planning status
 - Governance
 - Funding strategy
 - b) Progress on each to date is summarised in the following four sections of this Report.
-

4) COMMUNITY ENGAGEMENT

- a) Section 20 of the application form asks for details of community engagement already carried out or proposed.
 - b) Extensive evidence of prior community engagement is available from our own files and records and the Town Council's column in the South Wight Chronicle column where it has been referred to in 18 separate weeks during the previous 12 months.
 - c) The first consultation event on the proposed development as set out in ERMC's Feasibility Study is arranged for Tuesday 9 April at 6pm at Ventnor Library.
 - d) Copies of ERMC's visualisation of the new building and the associated floor plans will then be available on display at the Library for the rest of that week.
 - e) It is also intended to circulate the evening's presentation and the displayed plans through the 330 email address list of the Residents' Forum with an invitation to comment on the proposals.
-

5) PLANNING STATUS

- a) ERMC submitted the Pre-planning Advice Application on Tuesday 2 April and the response is expected within 25 working days.
 - b) The timing – receipt no later than 7 May - will allow for it to inform the Planning Status section of the grant application form.
-

6) FUNDING STRATEGY

- a) The total project cost as estimated by ERMC's completion of the standard Homes England Appraisal Form is £1.7m of which the Island Community Led Housing Programme can fund up to either £50k per unit or half the total cost of the social housing element of the project.
 - b) The Fund's Manager, John Brownscome, has indicated that he will approach Homes England directly to explore the possibility of additional funding from them and it has been agreed that he can use the Feasibility Study in those discussions.
 - c) Whatever the balance then is will have to come from either borrowing or investment and the security for either or a mixture of both will be provided by the commitment of Vectis Housing to lease the social housing element: see section 8 below.
 - d) A meeting is being arranged with the Isle of Wight Council's Housing Delivery Manager and her relevant colleagues to discuss the potential arrangements for securing the balance.
-

7) GOVERNANCE

- a) It is anticipated that the meeting with the Isle of Wight Council will include discussions of the most appropriate governance arrangements for both project development and the management of the new facility.
 - b) There is agreement that the Town Council should retain the lead role in the project development and it has been indicated to officers that the Town Council has an interest in taking on the ownership of the Library in the context of the current partnership arrangement and the assurance of its future.
-

8) VECTIS HOUSING

- a) At the meeting with Vectis Housing's Martyn Pearl he confirmed Vectis Housing's commitment to the development and will now confirm that in writing.
 - b) The basis of its contribution to the project will be a 25-year lease of the social housing properties at an annual rent he will identify in the documentation.
 - c) It is this commitment that will provide the basis for the any borrowing requirement needed to complete the funding of the project's total capital cost.
 - d) He also indicated that the organisation would be supportive of a change of the space identified in the ERMC floor plans as a retail area to be re-designated as a disability friendly flat.
-

9) NEXT STEPS

- a) The full list of necessary next steps identified by ERMC in their Feasibility Report is attached to this Report for Members' information.
 - b) ERMC have identified the costs of a full planning application as a combination of their fees for the work necessary to the submission of the application at £11,687 and the Planning Authority's fees of £7,392.
-



VENTNOR TOWN COUNCIL

11.3 Next Steps

11.3.1 Establish funding opportunities for scheme scope.

11.3.2 Establish strategy for housing delivery.

11.3.3 Review funding constraints and gap funding requirements. 11.3.4 Pre app discussions with local authority planning department to gauge their opinion on the various scheme put forward.

11.3.5 Commission topographical land survey to establish constraints and topography for detailed design.

11.3.6 Commission architectural design team to develop scheme based around preferred design option.

11.3.7 Agree the principle of demolition with interested parties if a new build option is preferable.

11.3.8 Commission ecological surveys to support a planning submission and demolition strategy.

11.3.9 Commission ground investigation following demolition Review ground investigation report and next steps for investigations required.

11.3.10 Develop procurement strategy and extent of detailed design development.

11.3.11 Review Sustainability imperatives from a client's perspective to inform detailed design strategy, subject to negotiations with planners over scale massing and design.

11.3.12 Commission Refurbishment and Demolition Asbestos Survey.

11.3.13 Instigate more detailed discussions with local housing associations to establish firm commitment to acquire the affordable housing.
