



# VENTNOR TOWN COUNCIL

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## NOMINATION FOR LISTING AS AN ASSET OF COMMUNITY VALUE

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COASTAL CENTRE (AKA SALISBURY GARDENS)

28 NOVEMBER 2012

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**1) A DESCRIPTION OF THE NOMINATED LAND OR BUILDING INCLUDING ITS PROPOSED BOUNDARIES INCLUDING A LOCATION PLAN.**

- a) The asset is the land and building locally known as Salisbury Gardens on the southern side and western end of Ventnor's Dudley Road.
- b) The Land Registry documentation, including the location plan, is attached with this nomination.

**2) THE ADDRESS OF THE ASSET BEING NOMINATED INCLUDING POSTCODE**

- a) The postal address is: The Coastal Centre, Dudley Road, Ventnor, Isle of Wight
- b) Its postcode is P038 1EJ.

**3) NAMES AND ADDRESSES OF THE EXISTING OCCUPANTS OF THE ASSET (IF RELEVANT) AND OF ALL THOSE HOLDING A FREEHOLD (OWNERSHIP) OR LEASHOLD INTEREST IN THE ASSET**

- a) The current occupants of the building are the Coastal Management Team of the Isle of Wight Council and Ventnor Town Council, both using the address and postcode in 2) above.
- b) The freehold, according to the Land Registry documentation, was registered to the Isle of Wight Council on 27 November 2008.
- c) Ventnor Town Council has an interest in the asset based on the fact that the last transfer for value was the purchase by VUDC in 1945.

**4) EVIDENCE THAT THE LOCAL GROUP MAKING THE NOMINATION IS ELIGIBLE TO DO SO UNDER THE TERMS OF THIS POLICY**

As a Town Council this nominating body is eligible to make this nomination under the provisions of the Community Right to Bid.

**5) A WRITTEN STATEMENT AND SUPPORTING EVIDENCE TO DEMONSTRATE THAT THE ASSET IS OF COMMUNITY VALUE: PAST & PRESENT**

- a) The building has been primarily used as the base for public services since its purchase by Ventnor Urban District Council in 1945. Initially by that Council until 1 April 1974 and then by South Wight Council until 1 April 1995, followed by the Isle of Wight Council until the present day.
- b) The Isle of Wight Council opened the building in 1998 as the Isle of Wight Coastal Visitors Centre *to provide coastal learning opportunities for the local community and visitors to the Isle of Wight* with an education programme of 11 courses designed for levels of the national curriculum

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- c) The Isle of Wight Council secured a Heritage Lottery Grant in a total of £49,900 for a project to *focus on interpreting the physical, social and cultural history of the Isle of Wight coastline, its fragile nature and how residents and visitors can all help to enjoy, celebrate and preserve the heritage.*
  - d) Although the Visitor Centre became restricted to an appointment only basis from September 2010, its external signage continues to brand the building conspicuously as the Coastal Visitors Centre.
  - e) The building was used as the base for the Isle of Wight Council's Rights of Way Team from 2004-2012.
  - f) It also housed the voluntary organisation, the Isle of Wight Natural History Association from 2006-2011.
  - g) Ventnor Town Council has rented offices in the building February 2011.

**6) A WRITTEN STATEMENT AND SUPPORTING EVIDENCE TO DEMONSTRATE THAT THE ASSET IS OF COMMUNITY VALUE: FUTURE USE**

- a) Ventnor Town Council has two prospective uses for the future development of the building providing ongoing and sustainable services for the local community.
- b) The first is the already fully developed proposal for the building to become an Enterprise Hub for business start-ups in the creative industries and other office based activities that has secured the positive support of all the major relevant partners:
  - o Job Centre Plus
  - o Chamber of Commerce
  - o Isle of Wight College
  - o Isle of Wight Council's Adult & Community Learning Service
  - o Chair of the Island's Employment & Skills Board.
- c) A copy of the Draft Business Plan for that development is enclosed with this.
- d) The second, following from a recent discussion with the Isle of Wight Council's Chief Executive and Deputy Director Economy and Tourism, would be based on a rehousing of several existing local services including:
  - o Ventnor Library
  - o Ventnor Youth Centre,
  - o NHS teams
  - o Police.
- e) The accommodation needs of these services would leave some rooms for the business start-up and office services development envisaged in the initial scheme.