

# Community Rights



*Localism Act  
November 2011*

*Community Rights*

*Right to Bid*

*Salisbury  
Gardens*

*Right to Challenge*

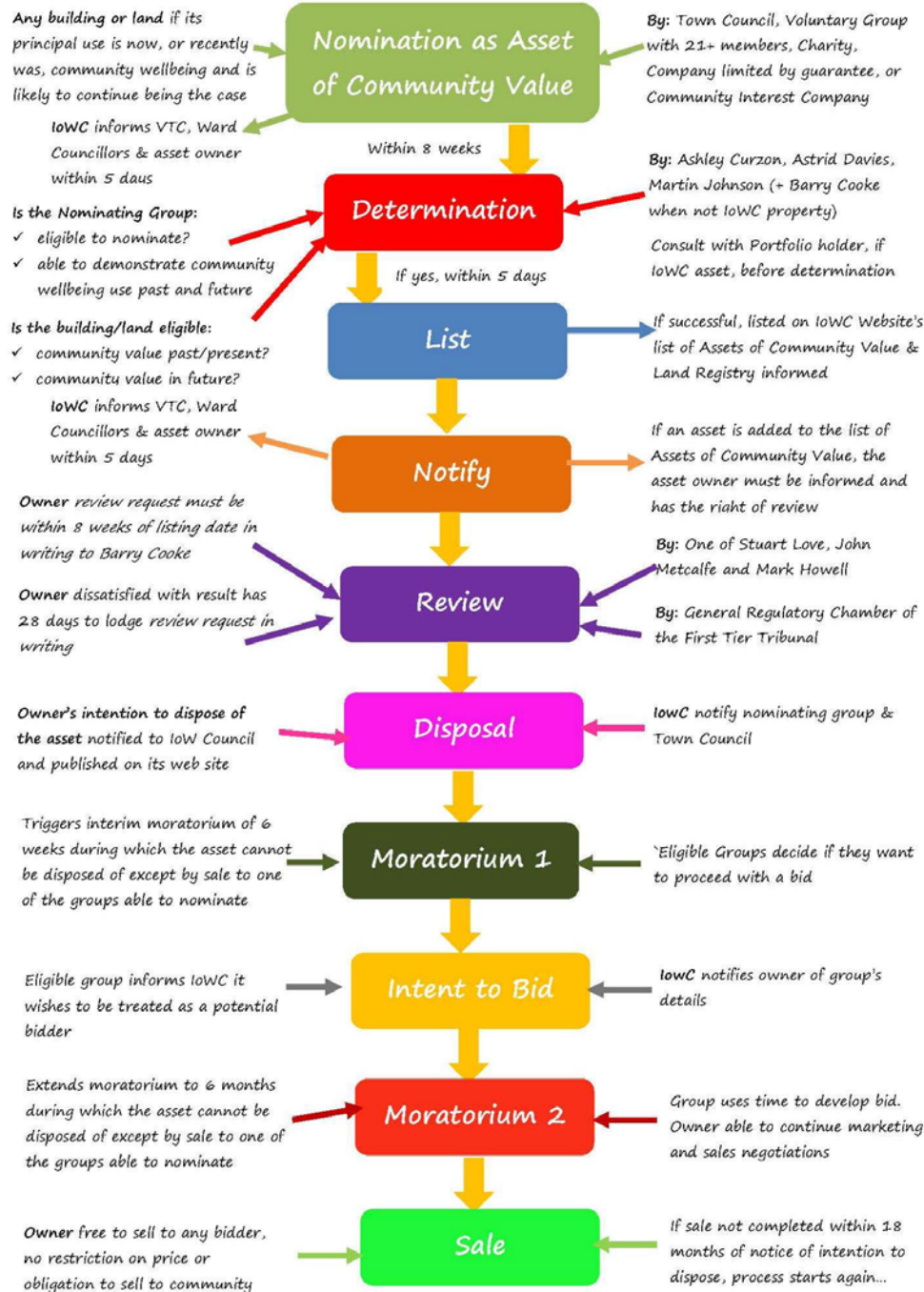
*Car  
Parks*



# Right to Bid lowC's Policy

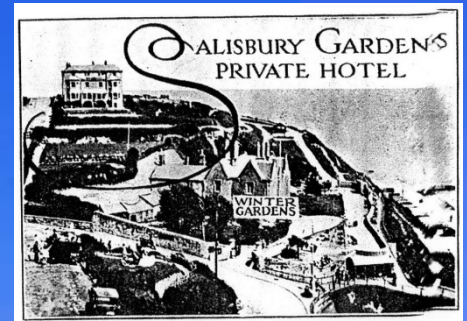


Ventnor town council





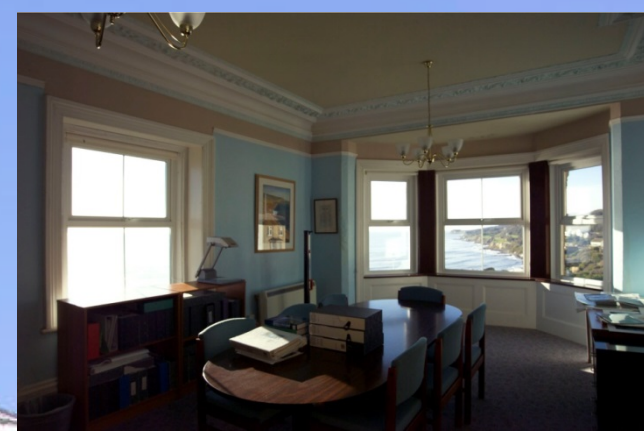
# The Asset



Salisbury Gardens, aka Coastal Centre









# Support from the town...



**The Isle of Wight Council's political leaders are determined to sell this building and its green that have been at the heart of the town for 140 years.**

Ventnor Town Council is committed to retaining the building as a hub for the town's life and its green as a unique community resource.

Here we set out the background to this important choice and invite you to have your say about it.

Salisbury Gardens has been one of the town's more visible buildings for a very long time [page 2] and Ventnor residents were the last people to buy it [page 2].

The Town Council has developed two futures for it that both preserve the building for the town and contribute to Ventnor's economic and community life [page 3].

The proposals have attracted strong support from all the relevant Island Agencies [page 4] and there are options available to the Isle of Wight Council to make the building available to the Town Council [page 4].

However, the Isle of Wight Council Leader, David Pugh, has declared that the building will now be sold as soon as possible on the open market in order to use the £600,000 the Valuers have said it might raise for capital projects elsewhere on the Island [page 4].

While there's still time for that decision to be changed, Ventnor Town Council is determined that every resident in the town should have the opportunity to influence it [page 4]. Please do.

**SEE BACK PAGE FOR DETAILS OF HOW TO HAVE YOUR SAY**

Page 1 of 4



Reception area



Ground floor meeting room



The Town Council's main office

Town Council's main office

Ventnor Town Council wants to retain Salisbury Gardens as a hub for the town's life and its green as a unique community resource. The Isle of Wight Council wants to sell it to the highest bidder.

*I SUPPORT VENTNOR TOWN COUNCIL'S PLANS TO RETAIN IT FOR THE TOWN*

NAME

ADDRESS

NAME

ADDRESS

NAME

ADDRESS

PLEASE POST THIS CARD AS SOON AS YOU ARE ABLE: THERE IS NO NEED FOR A STAMP  
YOUR PERSONAL DETAILS WILL NOT BE SHARED WITH ANYONE OR PUBLISHED ANYWHERE



Freepost Plus RTCJ-HAJC-EYLU  
Ventnor Town Council  
The Coastal Centre  
Dudley Road  
VENTNOR  
PO38 1EJ

by 1,575 residents: 32% of the electorate

Ventnor Town Council  
The Coastal Centre  
Dudley Road  
Ventnor  
Isle of Wight  
PO38 1EJ

From  
**Ashley Curzon**  
Strategic Manager, Economy, Tourism and Events,  
Isle of Wight Council, County Hall, Newport, Isle of  
Wight PO30 1UD

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Email [ashley.curzon@iow.gov.uk](mailto:ashley.curzon@iow.gov.uk)  
DV 58261 Newport (Isle of Wight)

The reason(s) for the decision are as follows:

The panel has concluded that:

- The previous use does not qualify as being of community value or facilitate/further social wellbeing
- The proposed use does not qualify as being of community value or facilitate/further social wellbeing

The result of this unsuccessful application is that the building will be placed on the list of "Unsuccessful Nominations as an Asset of Community Value". The property will remain on the list for 5 years, at the end of the 5 year period the property will be removed from the list and the council will notify you in writing that the property has been removed. If you believe that there are reason(s) that this application was unsuccessful are no longer applicable once the property has been removed from the list, another application may be submitted.

The reason(s) for the decision are as follows:

The panel has concluded that:

- The previous use does not qualify as being of community value or facilitate/further social wellbeing
- The proposed use does not qualify as being of community value or facilitate/further social wellbeing

The Localism Act, the legislation under which the Community Right to Bid has been created, does not provide for any appeals in relation to unsuccessful nominations, the decision of the panel is final.

If you have any queries please contact Will Minton, Legal Services on 01983 821000 or email [william.minton@iow.gov.uk](mailto:william.minton@iow.gov.uk).

Yours faithfully,



Ashley Curzon  
Strategic Manager, Economy, Tourism and Events  
For Director of Economy and Environment

1

- 4 March 2013
- *Rejection of Eol*

2

- 13 May 2013
- *Elections change Administration*

3

- 11 March 2014
- *Long Lease Agreed by IoWC*

4

- 21 May 2014
- *Major refurb programme starts*





+

- 3 More accepted

Library



School



Youth  
Centre



Ventnor town council

12 June 2017

# Right to Challenge IoWC's policy

By: Town Council, Voluntary or Community not-for-profit Group, Charity or two or more employees of the IoWC

During: invitation period of 1 June-30 September

Expression of Interest (Eoi)

For: any service which is provided for or on behalf of the IoWC.

within 15 days

Is the Eoi from a relevant body?  
Is it for a relevant service?

Validation

By: Assessment Panel of Procurement Strategic Manager + Head of relevant Service

within 20 days

Does the service fall within any of the 10 (specified) grounds on which the IoWC may reject a valid Eoi? [IoWC has discretion to accept it even if it does]

Assessment

By: Assessment Panel of Procurement Strategic Manager + Head of relevant Service + such other officers as they deem appropriate

IoWC has discretion to ask for modifications that would make a refused Eoi one they would accept

Modification?

By: Assessment Panel of Procurement Strategic Manager + Head of relevant Service + such other officers as they deem appropriate

within 10 days

Report by Head of Service including outcomes of Validation & Assessment and a recommendation on acceptance

Directors' Team

Stuart Love, Dave Burbage & Ian Anderson

within 5 days

Decision reported by relevant director to relevant Cabinet Member

Portfolio Holder

Officer record of decision being made in conjunction with the member

within 10 days

Notification

Organisation that submitted the Eoi informed of decision

Procurement

Procurement exercise begins

Maximum Timescales:

Between an Eoi being received and notification of decision: 3 months

Between an Eoi being accepted and procurement exercise starting: 9 months





# Ventnor's Car Parks



# Ventnor's Car Parks

| Type          | No. |
|---------------|-----|
| Pay & Display | 496 |
| Disabled      | 18  |
| Motor Cycle   | 6   |
| Coach         | 6   |
| Totals        | 526 |

Annual  
Gross Income

| Site      | £k  |
|-----------|-----|
| Car Parks | 170 |
| Esplanade | 30  |
| Totals    | 200 |





# Right to Challenge

Funding

Consultancy

Expression  
of Interest

Pre-feasibility  
funding from  
Social Investment  
Business  
£9,020

Andy Stafford  
Parkspace  
Consulting

June - September





the EOI be rejected on the ground that acceptance of the expression of interest is likely to lead to contravention of an enactment or other rule of law or a breach of statutory duty

**Anthony Collins**  
solicitors

none of the reasons for rejecting an EOI set out in regulation seem to apply here...We are confident, in the time we have had, that the factors currently relied on do not fall under this heading. For that reason there is a reasonable claim against the decision of 13 January.



# Useful Links



[www.locality.org.uk](http://www.locality.org.uk)



[www.mycommunityrights.org.uk](http://www.mycommunityrights.org.uk)



[www.sibgroup.org.uk](http://www.sibgroup.org.uk)



[www.nalc.gov.uk](http://www.nalc.gov.uk)



[www.ventnortowncouncil.org.uk](http://www.ventnortowncouncil.org.uk)



[townclerk@ventnortc.org](mailto:townclerk@ventnortc.org)

01983 855217      @ventnorclerk

