



**MINUTES OF RYDE TOWN COUNCIL'S ACQUISITION AND COMMERCIAL  
MANAGEMENT COMMITTEE HELD ON WEDNESDAY 14 OCTOBER 2020  
VIA THE ZOOM VIDEO CONFERENCING FACILITY MEETING FACILITY**

Present: Cllr Phil Jordan (Chair), Diana Conyers, Cllr Lilley, Cllr Karen Lucioni,  
Cllr Malcolm Ross

In Attendance: Jon Baker, Liz Dutton, Lisa Dyer

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**10/20 APOLOGIES**

Apologies were Cllr Adrian Axford.

**11/20 DECLARATIONS OF INTEREST**

There were no interests declared at this stage.

**12/20 REQUESTS FOR DISPENSATIONS**

There were none.

**13/20 MINUTES**

The minutes to the previous meeting held on 24 June 2020 were reviewed.

**RESOLVED:**

**THAT the Minutes of the meeting held on 24 June 2020 were approved as a true and accurate record and were signed by the Chairman.**

## **14/20 MEMBERS QUESTION TIME**

Michael Lilley suggested that Full Council consider the possible acquisition of St John's Park (situated between East Hill and West Hill Road) from the original trustees at its next meeting.

## **15/20 RATIFICATION OF DECISIONS – KICKSTART SCHEME AND NOMINATION OF ST. THOMAS'S HERITAGE CENTRE TO BECOME A COMMUNITY VALUE ASSET**

### **(A) KICKSTART SCHEME**

A decision for the Town Council to apply to the DWP to be an area representative for the Kickstart Scheme and for this to be delivered in conjunction with Network Ryde was ratified. It had also been agreed that if accepted, the Administrator at Network Ryde be employed to Project Manage the delivery of the Kickstart programme (these costs would be covered by the grant from DWP)

A update was received an interest had been expressed in 18 placements to date. There had also been communication with IWC who was working in partnership with the Chamber of Commerce regarding the scheme.

### **RESOLVED:**

**That the decision to apply to become an area representative for the Kickstart scheme be ratified as outlined above.**

### **(B) NOMINATION OF ST THOMAS'S HERITAGE CENTRE TO BECOME A COMMUNITY VALUE ASSET**

A letter had been sent to IWC to nomination St Thomas's Heritage Centre to become an asset of community value which outlined the reasons why it was considered this should be the case.

### **RESOLVED:**

**That the decision to request that St Thomas's Heritage Centre to become an asset of community value be ratified**

## **16/20 ARCHITECTUARAL HERITAGE FUND GRANT APPLICATION**

A grant application for £15,000 had been made by the Town Council to the Architectural Heritage Fund for a project viability study for St Thomas's Church the outcome of which would be known by mid-December. It was agreed that a copy of the application be sent to members of the committee for information.

**RESOLVED:**

**That an application for the grant made to the Architectural Heritage Fund be agreed.**

**17/20 VECTIS HALL**

Members were informed that the property was being auctioned on 2 November which raised the question of whether the Town Council should bid on it with the intention of purchasing the property to bring it back into community use. The Clerk advised that a 10% deposit would be needed upfront with completion required to take place within 20 days. With the auction taking place early November this would not give sufficient time to undertake all the necessary research and due diligence.

The Chairman suggested that the building could be purchased through a Public Works Board loan and payments were likely to be in the region of £2-3,000 per year. The Chairman stated that IWC had indicated their willingness to work with the Town Council and were able to commit the services of the Council's architect. Funds for a viability study, could be obtained through the Architectural Heritage Fund up to the value of £15,000. There was also a possibility of further funding available to bring the building back into use. However it was noted that in applying to the AHF for funding, there was a possibility that projects where a AHF grant be required may comprise the successful outcome of other bids as support was unlikely to be given for more than a couple of projects in area.

After discussion it was agreed not to bid for the property at auction. If it did not sell the Town Council could approach the owner to explain the Town Council's interest in the property. In the meantime an application could be made to have the building listed as Community Asset as it has been previously mentioned on the Heritage England website as an important historical building in Ryde. It was also suggested that the building be discussed by the HSHAZ Steering Group and that a Friends of Vectis Hall Group could be established to keep the local community involved.

**RESOLVED:**

- i) To apply to register Vectis Hall as an Asset of Community Value**
- ii) To make contact with the owner to inform him of the Town Council's intention**
- iii) To request inclusion of Vectis Hall on the HAZ Steering Group agenda**
- iv) Investigate the setting up of a 'Friends of Vectis Hall'**

**18/20 RYDE TOWN HALL/THEATRE UPDATE**

The Chairman informed the meeting that the computer aided design drawings would be ready by the end of November. It was anticipated that the owner would grant the Town Council a 3-year lease at a peppercorn rent with an option to buy together with a licence to occupy. This would increase the possible funding opportunities available.

The Clerk advised that the company drawing up business plans for the Town Council should be informed of this latest development. The Chairman agreed to obtain a letter from the owner setting out these terms and then the proposal could be considered by Full Council.

**19/20 RYDE HARBOUR**

It was reported that the business case had been well received by IWC and that a delegated decision for a transfer from April 2021 was awaited. A transitional period for a handover had yet to be established. The Clerk agreed to chase the matter.

**20/20 SKATEBOARD PARK**

The Clerk confirmed that a meeting was taking place with IWC later in the week with a view to renewing the lease. It was recognised that the wooden structure on the seafront may not be the best place to site a skateboard park given the high maintenance costs. Concerns were expressed over only renewing the lease for a short period of time as this could limited future funding opportunities. The Clerk agreed to speak with IWC and report back and for the item to be placed on the agenda for the next full council meeting.

**21/20 ST. THOMAS'S CHURCH**

A brief update was given – the church commissioners had been approached regarding the restrictive covenants relating to the future use of the property and were in agreement of the plans in principle. Any costs relating to the change of the restrictive covenants would be at the Town Council's own cost.

**22/20 DATE OF NEXT MEETING**

**RESOLVED:**

**THAT the next meeting of the Acquisition and Commercial Management Committee will be held on 14 January 2021 at 2pm via Zoom**