

Minutes of the Ryde Neighbourhood Board Meeting

Held on Friday 05 December 2025,

No. 11 St Thomas' Square, Ryde, Isle of Wight PO33 2PJ



Board Members Present	Also in attendance
Steven Holbrook (SH) - Chair	Peter Fellows (PF) (IW Council)
Phil Jordan (PJ)	Fiona Capewell (FC) (IW Council)
Diana Conyers (DC)	Ann Barber (AB) (IW Council)
Karen Lucioni (KL)	Colin Rowland (CR) (IW Council) (via Teams)
Allan Bridges (ABr)	Rebecca Outing (RO) Minute taker
David Redrup (DR)	
Carol Jaye (CJ)	
Richard May (RM)	
Michele Legg (ML) (via Teams)	

Item		ACTION
1.	Welcome, Introductions and Apologies Rachael Randall, Joe Robertson, Luke Kerr, Donna Jones, Alex Minns, Lisa Gagliani, Chris Ward, Jim Peglar and David Langdon. Louise Dandy and Trevor Nicholas have both handed in their resignation.	
2.	Declarations of Interest None declared.	
3.	To agree the minutes and review actions of the meeting held on 07 November 2025 The minutes from the previous meeting were agreed as a true record.	

Action review from 7 November Board meeting

	Owner	Status
Set up submission form on the RNB website for enquiries which will be responded to before meetings and publish responses on the website.	FC	Complete
Circulate the Finance Subcommittee Terms of Reference.	FC	Complete
Finance Subcommittee to explore options surrounding Ryde Town Hall, including potential third-party involvement, and report back to the Board.		To be covered in today's meeting
Revised financial report, with itemised expenditure, to be circulated to the Board.	AB/FC	Complete
Public-facing documentation on funding and expenditure to be developed and published in a timely manner thereafter.	FC	To be complete after year end.

LK to work with the Finance Subcommittee to review and refine cost estimates within the 10-year regeneration plan, ensuring figures are realistic and proportionate before submission.	LK	Not yet completed – submission focussed on thematic spending. This will be taken forward to project development.
Collect volunteers and draft ToR for the new subcommittee. Once established, Communications Subcommittee to draft guidance on public messaging.	FC	Complete: Subcommittee set up and first meeting to take place week commencing 8.12.25
Work together on developing a document sharing system	LK/FC	In progress. LK is exploring options.

4. Chair's Update	
<p>SH confirmed that the 10-year vision plan was submitted on time. All members confirmed they had read the submission and were satisfied.</p> <p>SH read out an email from the agent representing the owner of the ice rink. The agent advised that their client has received other interest and offers and is asking all parties to confirm their best offer. They are aiming to progress a disposal of the site by Christmas.</p> <p>SH noted that if we were ever to pursue the site, the starting point would be to undertake around six months of scoping work. At present, there is nothing further we can do until we hear back regarding the plan.</p> <p>PJ advised that he has seen a condition report commissioned by the Isle of Wight Council, which indicates that restoring the building to a usable condition would cost around £2 million.</p> <p>SH mentioned that, in theory, there could be future potential for an indoor multi-use sports/community arena on the site, though this would require significant funding and is a long-term idea rather than an immediate opportunity.</p>	
5. Programme Management Update	
<p>The comms commission has been completed with the contract awarded to Robertson Foster. Initial meetings with them will take place next week and they will also attend a future Board meeting to provide an update.</p> <p>Two bids were received for the Business Engagement Commission: one from Zoe Thompson (as We Love Ryde) and one from Done Right Ltd. The contract was awarded to Zoe Thompson, with work expected to begin in the new year. The evaluation panel consisted of David Redrup, Karen Lucioni, Lisa Gagliani and Fiona Capewell, with moderation carried out by the Programme Manager.</p> <p>A discussion took place regarding whether Zoe should be co-opted onto the Board or simply invited to provide updates. The preference expressed was for Zoe to attend and provide updates as required, without being formally co-opted onto the Board at this stage. This will be revisited when more Board members are present.</p> <p>Regarding the charity set-up, it was questioned whether the full Board would like to receive updates and make decisions, or whether a smaller Project Board should be convened to carry out the workshops and detailed work. It was agreed that an invitation will be sent to all Board members, allowing those interested to self-select into the Project Board. The first meeting will be arranged for January. FC will circulate the invitation.</p> <p>Action: FC to circulate an invitation to all Board members to self-select into the Project Board and arrange the first meeting for January.</p> <p>It has been agreed that Ryde Town Council (RTC) will assume the secretariat and project management responsibilities from 1st April 2026. Work is required to ensure a smooth</p>	FC

	<p>handover from Isle of Wight Council. An action plan will need to be developed over the next three months. Regular meetings with the RTC will be scheduled to ensure all arrangements are in place ahead of 1st April and to prepare for next steps once confirmation of the plan is received from MHCLG.</p>	
6.	<p>Finance Update</p> <p>AB confirmed that the finance report for the period ending 31 October had been circulated to all members. The report has not materially changed since the previous month, other than the inclusion of the three actual figures that were awaited.</p> <p>As of the end of October, there remains £113k from the £450k capacity funding allocation. Any unspent amount at the end of March 2026 will be carried forward into the next financial year.</p> <p>A request had been received from RTC to support the extension of the beach accessibility pilot project on the Esplanade. The Finance Committee indicated support in principle but confirmed that funding cannot be committed until the plan is approved. FC has communicated this to Annette Steed at Ryde Town Council, who acknowledged and appreciated the update.</p>	
7.	<p>Post-March 2026 Programme Delivery</p> <p>Post March, RTC will undertake the secretariat, while IW Council will remain the accountable body. The Board emphasised the need to clarify roles and responsibilities from April to enable effective programme implementation and fund allocation. A draft action plan for the next five years is expected by early March 2026.</p> <p>Project Prioritisation and Engagement</p> <p>SH suggested holding a meeting in January to review existing projects, set priorities, and determine engagement processes. Clarification from MHCLG on monitoring and valuation proposals is anticipated and will be incorporated into the plan.</p> <p>Acquisition of Ryde Town Hall</p> <p>It was reported to the Board that the Ryde Town Hall owner is willing to withdraw RTH from auction and sell for £600,000, with completion prior to the auction on 10 December 2026. A £50,000 deposit is requested, though the owner may accept £25,000.</p> <p>The Board heard that the key requirement for the owner to withdraw RTH from auction is a commitment for a future sale at the price he has indicated. A commitment in principle would likely be acceptable to the owner to pull RTH from auction, with completion aligned with available funding post-April. Ryde Revival CIC is a group the owner is agreeable to sell to based on their plans and presentation to him on how they would keep the building as a public asset for the community. It was therefore, requested that the Board effectively underwrite the CIC's ability to proceed. It was pointed out that major funders, including the Architectural Heritage Fund, require evidence of ownership or control for funding eligibility and hence RR CIC would require ownership in order to obtain the grants they need to restore the building.</p> <p>Insurance, operational responsibilities, a clear business plan, due process and due diligence were raised as practical considerations and concerns. The Board acknowledged the CIC's expertise in heritage projects and stressed the importance of due diligence and due process before any financial commitment.</p> <p>It was agreed the Board could not give any assurances to the owner and the CIC other than to follow a process of due diligence and due process. But, the Board, as per feedback from the public consultation, view the building as the most important heritage building in Ryde and would look to support keeping it as a public asset if it was able to do so.</p> <p>The consensus was that acquisition aligns with the Board's remit to facilitate regeneration</p>	

	<p>and heritage projects, while balancing potential risks.</p> <p>It was agreed that:</p> <ul style="list-style-type: none"> • The Board cannot commit directly to the purchase; the CIC must hold the acquisition agreement. • Legal frameworks, including an MOU, will define responsibilities, conditions, and due diligence requirements and due process to follow to make sure the opportunity was available to all. • Funding for the deposit (£25,000) must come from a third party; the Board can fund feasibility studies but not the deposit itself. This would be at the risk of the party putting down the deposit. • An email vote may be used to enable wider Board participation, ensuring decisions are representative. A motion would be drafted for a vote on Monday if required to establish the position of the Board in the tight timeframes indicated before the auction on Wednesday. <p>The Board agreed that the Town Hall is an important long-term project for the future of Ryde. However, a key concern is the timing of the auction and the requirement to complete significant paperwork within a very short period. It was therefore agreed that SH would speak with the owner as quickly as possible to ascertain whether the auction could be delayed until at least April 2026 and report back to the Board.</p> <p>Action: SH to speak with the Ryde Town Hall owner to ascertain whether the auction could be delayed until at least April 2026 and update the Board on the outcome.</p> <p>The Board thanked Phil Jordan for his continued perseverance in advancing the project and emphasised the urgency of securing the building while ensuring proper governance and legal safeguards.</p>	
8.	<p>Any Other Business</p> <p>DC requested an update from FC on the status of the press release. FC confirmed that Robertson Foster are preparing a formal response to be issued by Monday 8th December.</p> <p>AB enquired about the start of the due diligence process. SH confirmed it will be driven by lawyers and should begin as soon as possible. The Section 151 Officer must sign off the process.</p> <p>KL asked when public questions would be addressed. PF explained that Roberson Foster had queried the value of releasing the plan before government approval, possibly aligning it with grant announcements. The Board agreed not to publish the plan until approval is received.</p> <p>The next Board meeting is scheduled for Friday 9th January.</p>	

Meeting close: 13:32