



Clerk's Report 22nd July 2026

Event/Project updates:

Bembridge in Bloom 2026

Judging for the annual Bembridge in Bloom event took place during the morning and early afternoon of Saturday 27th June. There were a lot of entries this year which was fantastic and the judges (Caroline Peel -Chair of the Bembridge Horticultural Society and Mike Fitt (ex-Director of Royal Parks in London) had a hard job to decide the winners. Bembridge Parish Council would like to thank everyone who entered and hope that they will try their luck again next year. All the gardens showed how lovely our village is and the pride that people have in their gardens.

The judges gave an additional 'Judges Special Award' to Bembridge Primary School Gardening Club for their wonderful garden and the environmental teaching that is taking place there.

The winners were:

- **Best small front garden** – Jean Briggs
- **Best medium front garden** Philip Paintain,
- **Best large front garden** Sue Vokins
- **Best container/hanging basket(s)** Barry Gibson
- **Best sustainable front garden** Catherine Marsh
- **Best public space** Pop's Wood Nature Reserve
- **Best Business** (joint winners) Hartfordcare Bembridge (Inver House/The Elms) and Hotbox Bakery
- **Best junior recycled container** – The Rainbows
- **Best drought tolerant front garden** Jacqui Adams
- **Judges Special Award** – Bembridge Primary School Gardening Club

Prizes will be awarded at the annual Horticultural Society Show on Saturday 22nd August.





MUGA (Steyne Park):

Work has begun on the refurbishment of the basketball courts.



I have to say, I think they've done a fantastic job.

Basketball backboards, hoops and padding along with pickleball paddles and balls are on order. I also need to source adequate storage to allow us to hire out the equipment to interested parties.

Items on the Agenda:

Agenda item 7: Royal British Legion

This letter was first presented to the E & N Committee, and they felt it would be best passed on to Full Council to allow all councillors the opportunity of taking up volunteering or fundraising opportunities if they so wished.

Agenda item 8: Steyne Park Regeneration ToRs.

Full Council should agree the slight amendment requested by the Steyne Park Regeneration committee to clarify the number of members for the meeting to be quorate.

Agenda item 9: Defibrillators

As we are aware, tragically the VH defibrillator kit was called into use a few weeks ago. Following these events there has been a suggestion that it would be a good idea to have more than one kit around the High Street with a possibility of the library or near the Old Village Inn as potential locations.



Steve from IoW Defibrillators has quoted the below for a kit and also a kit plus new cabinet:

1 X NEW SEMI AUTO DEFIBRILLATOR
 1 X PAD SET
 1 X BATTERY
 1 X PREP KIT
 1 X BLEED KIT.
 REGISTRATION
 MONTHLY CLEAN & CHECK = £800.00

1 X NEW EXTERNAL HEATED / INSULATED CABINET
 1 X DEFIBRILLATOR
 1 X PAD SET
 1 X BATTERY
 1 X PREP KIT
 1 X BLEED KIT
 INSTALLATION TO 3 PIN ELECTRIC PLUG.
 REGISTRATION
 MONTHLY CLEAN & CHECK
 CPR & DEFIBRILLATOR AWARENESS CLASS TO ALL. = £1,200.00

Mrs Caroline Scott-Jackson has also been in contact to ask if the Parish Council would be willing to take on the maintenance and running of the defibrillator at the Lane End shops too.

Council will need to discuss options and agree next steps.

Agenda item 10 : Lane End Mural

A few months ago, I arranged for Cllr M Groom and I to meet with Community Murals IoW at Lane End. The meeting was to show them the old mural site and gather ideas and possible cost implications.

A rough idea was discussed around linking the site to the SeaLife and fauna found in the waters just in front of the site, as shown on the SeaLife Conservation boards, erected by the E & N Committee a few years ago.

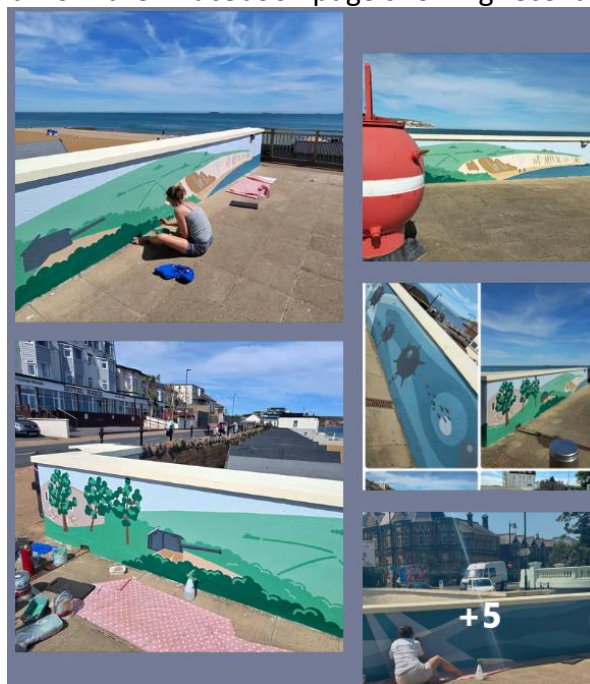




Community Murals also gave a few examples of their previous work to give an idea of what could be achieved.



This is also a screengrab from their Facebook page showing recent work in Sandown:





We then subsequently held a meeting at the same site with Southern Water, who agreed that we could have permission for a new mural and in fact went as far as agreeing to whitewash the entire area in preparation.



I've also been pushing them to contribute towards costs. It is after all their property and it would be good PR, especially after all the upset caused in Bembridge by the CSO issues.

They have now agreed to contribute £3,000.

I'm hoping that by the time of the meeting we will have further confirmation of the £4,000 that we have raised from the sale of the old unused ballstop nets. Whilst this is not linked to this project it is an income stream that was not expected and so therefore may allow the Council to be more willing to part with funds from reserves for the mural project.

Now that the entire area is whitewashed, I have asked Community Murals to measure up and price the entire site, in order to give us options. Rather than a mural on one wall, as before, there could be potential to cover the entire whitewashed area, plus the rear of the toilet block, creating a wraparound educational artwork.



Helpfully they have split their quote into sections of the site:

Going from left to right on the above picture –

Wall to left of stairs - £1,500

Stairs (upper and lower) - £2,700

Corner with double doors - £2,300

Old mural wall - £3,750

Toilet block - £1,800

They have also offered the following discounts based on the number of walls commissioned:

2 x walls 5%, 3 x walls 10%, 4 x walls 15% and all 5 walls 20%.

So,

5 walls - the entire area - £9,640.00

4 walls - stairs, corner, main and toilet - £8,967.50

3 walls – corner, main and toilet - £6,795.00

2 walls – main and toilet - £5,272.50

1 wall – main - £3,750.00

The Council will need to discuss and decide if they would like to move forward with the project and if so, what level of budget to attach to the project (Budget can be funded from Asset Maintenance Reserve and/or Community Funds Reserve).

Agenda item 11 – Village Hall floor

Please see email forwarded to Councillors from the London Design Centre.

Cllr I Davis will be able to provide further information.

The Council will need to discuss and agree whether to contribute towards the proposed fee of £2,750 plus VAT for the design package.

Agenda item 12 – SSEN

SSEN previously held a lease for access to the Random Strip along the side of 5/7 High Street still owned by the Parish Council. The lease has now expired and SSEN would like to purchase permanent rights. An offer of £500 was brought to Finance and Governance Committee. The Committee returned with a demand for:



- A payment of £1,260 to cover the previous lease
- A payment of £5,000 for the permanent rights over this parcel of land
- Agreement to cover any legal costs **in full**

SSEN's legal team have replied with:

'To start with the value of the lease at £1,260; That was at a rent of £60pa from 2005 for a 21 year term. As stated, the land and the interest of the lease were sold in 2020 so the interest in the lease's rent was sold onto the new proprietor. Any rent claimable from before the sale is now past the 6 year allowance of the 1980 Limitation Act. Due to this, any reference to the lease is not valid and unreasonable.'

SSE cannot agree to uncapped legal costs – this is not fair and reasonable. SSE will however cover legal costs up to a fair and reasonable amount where properly incurred.

The reasoning for the value of £500 is because that parcel of land from 2005 has been used as an access track. The easements were granted as part of the lease from 2005. Where the land is an access road there is little impact on the parish council's interest and consequently we do not see eligibility for injurious affection, particularly where the presence of the cable does not alter the use or enjoyment of the land. Due to this the presence of the cable has negligible affect on the value of the land.

At the time of the sale of the offices, the road would have had held more value as one title because the road only serves that unit. At the same time, there is only one foreseeable purchaser therefore the value of the track is limited to that interest.

Due to this SSE are prepared to pay £500 as this is a fair representation of the impact that the cable has on the value of the land.'

I asked why, if the interests in the lease were sold, they aren't simply dealing with the new owner. Why do they still need the parish council?

'We are dealing with the new proprietor John David Midgley, he is the freehold of title number IW89173. The road that is title number IW68966 was not sold with the other title so he is not the proprietor of the road and cannot grant rights over land that is not in his name. That is why we are looking to agree rights over the road that is not part of John's Title or part of the highways. That is why the council no longer has an interest in the lease but the cables that were originally laid in 2005 were part of the lease now fall outside of the lease renewal as they are no longer part of title.'

Please put my explanation to them on why the offer is £500. £6,000+ is not fair representation of the value of the land and it is not agreeable with SSE. This matter would be



much easier to be explained over the phone so any questions and points can be answered. I have been given details of an Andy Bond, one of the council Estate Surveyor who perhaps I may be able to speak to resolve the value matter more swiftly.

Legal costs will be covered but they have to be capped, tax payers will not be exposed but SSE cannot agree to an uncapped amount. As you can imagine, solicitors are likely to fluff the numbers if they know a Utility company is paying for it. As this easement matter is rather simple and the title is small that is why a limit of £1,000.00+VAT is acceptable and solicitors would be able to work to this limit. If your solicitor says its going to be £1,100.00+VAT SSE will take a view on this but we have to be made aware of the figure prior to legal engagement.'

Council will need to discuss and agree a response.

Thank you

Mark Rochell

Clerk to Bembridge Parish Council



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