



# Broadstairs & St Peter's Town Council

## COMMUNITY ASSETS COMMITTEE MINUTES

**Monday 14 July 2025 at 7pm in the Council Chamber, Pierremont Hall**

Present: Cllrs J Bright, M Garner, C Kemp, J Hobson, C Leys, A Munns & S Roberts.

Town Clerk: Kirsty Holroyd

### **232. ELECTION OF A CHAIRMAN AND VICE CHAIRMAN FOR THE CIVIC YEAR 2025-26**

#### **RESOLVED:**

- i) That Cllr Munns be appointed chairman of the committee
- ii) That Cllr Leys be appointed vice chairman of the committee

### **233. APOLOGIES FOR ABSENCE**

Apologies with reason were accepted from Cllr G Rusiecki

### **234. DECLARATIONS OF INTEREST**

None

### **235. MINUTES**

Members received the minutes of the meeting held on Monday 12 May 2025.

**RESOLVED: That the minutes be signed as a true record by the Chairman.**

### **236. MATTERS ARISING NOT COVERED ELSEWHERE ON THE AGENDA**

None

### **237. QUESTIONS AND/OR OBSERVATIONS FROM THE ELECTORATE**

None

### **238. UPDATES FROM THANET DISTRICT COUNCIL**

Members received a report from the Town Clerk on progress with various projects and initiatives around the town.

Cllr Bright enquired why Cllr Garner had attended a walkabout with TDC's Head of Waste along with the Town Clerk to discuss ongoing issues and why ward councillors had not been invited. When it was explained his role as Chairman of the Council means he can represent the views of the council with third parties, Cllr Bright opined that was not correct and the procedure for meetings with officers needed to be clarified.

**RECOMMENDATION: That the matter be discussed at a full Council meeting.**

### 239. LOCAL GOVERNMENT RESTRUCTURING

Members were due to respond to a KALC survey intended to collect relevant information regarding Town and Parishes experiences with the LGR process. However members felt the whole council ought to have a say.

**RESOLVED: that the Town Clerk email the survey to all councillors and collate the responses as they come in.**

*The following business was undertaken in accordance of the provision of standing order 3d with a resolution made to exclude the public due to the confidential nature of the business.*

### 240. SARAH THORNE THEATRE

The Town Clerk talked members through a series of documents detailing the Town Councils actions and decisions so far, responses from KCC and issues for consideration by anyone looking to take on the building. She also shared a series of documents from KCC including surveys and risk assessments. Members considered how to evaluate the social value of the building and how to explore all ideas for future management rather than the single idea currently on the table.

#### **RECOMMENDATION:**

- i) **That the discussion offered by KCC officers be accepted and all interested parties be invited to attend in order that all possibilities are explored.**
- ii) **That Council agree a list of key stakeholders who should be invited.**

### 241. LEGAL UPDATES

i) End of tenancy- Unit 2 Retort House: no updates.

ii) Pre-emption agreement: Retort House: no updates following appointment of joint expert. All schedules of works undertaken 2028 – 2022 have been sent to TDC as requested.

Members were informed that POW had approached her and asked for updates on the possibility of the art installation at Retort House. Members were minded to permit the work to go ahead provided the group understood it would be “at risk”.

**RECOMMENDATION: That Council consider reversing their decision of February 2025 and permitting the mural to go ahead.**

iii) Members considered TDC’s call for brownfield sites.

**RESOLVED: The Town Clerk to discuss Retort House with TDC officers.**

### 242. COMMERCIAL LANDLORD UPDATES

i) Members discussed a rent for the Forsyth Suite when the current lease expires.

ii) Members discussed a rent for the Pierremont Suite when the current lease expires.

**RECOMMENDATION: That each new rental figure be based on £14 per sq/ft**

iii) Members receive updates on progress with the new tenancies at the Viking Suite, The Cottage and the Charles Cockerell Suite. Brachers had that day updated their advice on dealing with Phase III works.

**RESOLVED:** That the simple “works” break notice suggested be included in the leases.

***Members of the public, had any been present, would have been permitted to re-enter the meeting.***

**243. DATE OF NEXT MEETING**

**Monday 18 August 2025 at 7pm in the Council Chamber, Pierremont Hall**

Meeting closed at 20.12

Signed \_\_\_\_\_

Date \_\_\_\_\_

DRAFT