



Broadstairs & St Peter's Town Council

COMMUNITY ASSETS COMMITTEE MINUTES OF THE EXTRAORDINARY MEETING HELD ON

Tuesday 7 October 2025 at 7pm in the Council Chamber, Pierremont Hall

Present: Cllrs J Bright, C Leys, A Munns (Chairman), G Rusiecki.

Town Clerk: Kirsty Holroyd

Before the meeting began the Chairman, Cllr Munns welcomed everyone and drew their attention to the openness and transparency legislation confirmed in several notices around the room.

266. APOLOGIES FOR ABSENCE

Apologies with reason were accepted from Cllrs Garner, Kemp and Roberts.

267. DECLARATIONS OF INTEREST

None

268. MINUTES

Members received the minutes of the meeting held on Monday 8 September 2025.

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

269. MATTERS ARISING NOT COVERED ELSEWHERE ON THE AGENDA

Min 261: The quote approved at Council last week for the remedial works at Retort House has been further reduced by the Operations Officer agreeing to paint the hoardings and only erecting them on the western side. The eastern side of the building has a flower bed beneath it so any falling debris would not cause any harm. The Town Team Gardeners have been advised not to work the flower bed for the foreseeable future and a Keep Clear sign has been erected.

Min 264: No further correspondence has been received from the solicitor and so a complaint has been made.

270. QUESTIONS AND/OR OBSERVATIONS FROM THE ELECTORATE

Three members of the public were in attendance to hear about plans for Pierremont depot but had no comments at this point.

271. WAR MEMORIAL

The Town Clerk reported that Zurich had now reviewed the new information and was able to add the memorial and surrounding land to the policy for an additional premium of £115.99. She also explained that she had attended a meeting with TDC officers that day at which it had been explained to her that the recycling bin positioned on the site had been proved a success and would therefore be made a permanent amenity. This poses a problem in that TDC do not usually position bins

on private land. A separate licence will therefore be needed between BSPTC and TDC Street Cleansing team.

RECOMMENDATION:

- i) That the Heads of Terms can now be formally approved by Council.**
- ii) That a solicitor be appointed to oversee the transfer of the asset.**

272. PIERREMONT DEPOT

Members were due to consider how best to formulate a bid demonstrating social value for submission to TDC. However at the meeting she had attended that day, TDC officers had explained to the Town Clerk that there has been some confusion about the role social value will play in the disposal process. The TDC cabinet decision was *"Not to approve the disposal of Pierremont Park depot by public auction and to exclude the access road from any disposal."*

Despite the discussions which took place immediately before the decision and the reports in the local media, there is no mention of social value in the Cabinet minutes.

Instead officers explained the depot will be marketed by an agent who has not yet been appointed and sold by public treaty. There is no prescribed procedure and no evaluation criteria against which bids will be assessed. The Head of Property has designated powers of authority to accept the bid she feels represents best value for the District Council and she has a small amount of discretion in that process to allow for some social use at the expense of the best price.

RECOMMENDATION:

- i) That Council appoint a working group to explore this more fully**
- ii) That a terms of reference document be drafted for approval by Council at the end of the month.**
- iii) That a site visit be arranged as a matter of urgency.**
- iv) That a meeting of the Head of Property and BSPTC councillors be requested.**

273. LEGAL UPDATES

none

274. DATE OF NEXT MEETING

Monday 19 January 2026 at 7pm in the Council Chamber, Pierremont Hall

Meeting closed at 19.29

Signed _____

Date _____