



Broadstairs & St Peter's Town Council

COMMUNITY ASSETS COMMITTEE MINUTES OF THE EXTRAORDINARY MEETING HELD ON

Tuesday 10 February 2026 at 7pm in the Council Chamber, Pierremont Hall

Present: Cllrs J Bright, M Garner, C Kemp, C Leys, A Munns (Chairman), S Roberts,

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.

287. APOLOGIES FOR ABSENCE

Apologies with reason were accepted from Cllrs K Bright and G Rusiecki

288. DECLARATIONS OF INTEREST

None

289. MINUTES

Members received the minutes of the meeting held on Monday 19 January 2026.

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

290. MATTERS ARISING NOT COVERED ELSEWHERE ON THE AGENDA

None.

291. QUESTIONS AND/OR OBSERVATIONS FROM THE ELECTORATE

A member of the public representing Friends of Pierremont Park was in attendance and thanked councillors for taking residents' concerns seriously and calling this extraordinary meeting. She reported that the depot was now being marketed at £475,000 and the existence of the covenant appears to have been disregarded. However she had received assurances from the Leader of TDC that the process need not be rushed and he would wait to hear from the Town Council prior to accepting a commercial offer.

292. PIERREMONT DEPOT

i) Members received the notes of an informal meeting with Friends of Pierremont Park which was held on 3 February 2026 and considered the actions discussed:

1. Town Council continue to request a meeting with TDC leaders to discuss a simple transaction which makes logical sense for both parties.

2. The Town Council work in partnership with TDC to bring Pierremont Park back to life utilising Pride in Place funding and capitalising on the location of the depot to do so.
3. A group made up of FoPP and members of the Community Assets Committee develop a longer-term vision for the site.

To assist the discussion, the Town Clerk read out a note which she had written to the leader and the chief executive of TDC on 29 January 2026:

We read of TDC's intention to sell Retort House with interest. This disposal will realise a significant and hitherto unforeseen capital receipt to be factored into the £1.25m the Council has identified as necessary to meet its capital investment, repairs and maintenance obligations.

The pressure – and perhaps the need – to sell Pierremont Park depot has therefore been significantly reduced and we would welcome a conversation about the future of the site now that the financial landscape has shifted.

Cllr Garner had followed this up a week later on 5 February with the following:

As Kirsty writes we would welcome a conversation with you about the future of the old Pierremont Park Depot. We have been waiting for a marketing pack to be issued since last October and are preparing, working also with members of the local community, to respond if need be.

I am hoping that the reason the marketing pack hasn't been issued is because consideration is being given to incorporating the depot into a major capital project to renovate Pierremont Park and Gardens using a significant element of the Pride in Place Impact Fund as was discussed at last December's TDC Council Meeting.

If this is so, I believe it would increase the chances of this proposal being successful if TDC and Town Council were to work together on it, especially now that it is the Town Council gardeners who have taken on the task of looking after some of the gardens in Pierremont Park.

If consideration is not currently being given to this proposal, I would like to ask that it is and ask how best we can be involved in progressing it.

I've cc'd Cllr Bright into this email as he is our nominated representative on the Thanet Regeneration Board for discussions relating to the Pride in Place Impact Fund.

The Chief Executive responded the same day, 5 February 2026 to the Town Clerk's email:

Many apologies for my late reply. I've been waiting for some specific information, but in its absence, I can reply as in the end the answer to your question is more of a general one.

We have a significant capital programme, some part of which is supported by predicted but unspecified capital receipts that arise from selling assets for which TDC has no longer any use. That, for us, is a more sustainable way of funding the programme, as the alternative is borrowing, which has to be funded through our (very tight) revenue budgets.

The parts of the capital programme that are funded by receipts are primarily related to building maintenance. The calls on this funding are significant. Thanet owns substantial property that has not been adequately maintained over a number of years, and the potential spend runs to several £ millions.

We have set ourselves a target of raising up to £6 million of receipts over the next 3-4 years to help us keep our stock up to basic compliance standards.

That means that, even if one receipt becomes available. it does not lift the requirement to pursue other receipts.

It's also worth saying that we don't, as yet, have a formal Cabinet decision to seek to sell Retort House. That will be considered at Cabinet on 16 February.

The Leader responded the following day 56 February 2026 to Cllr Garner's email:

We are proceeding to advertise the depot site for sale next week. The town council will then be able to engage on the same basis as any other interested party and make any proposals it wishes to make. It is important that the process is managed on a fair and transparent basis in order that we comply with our obligations to demonstrate best value.

I look forward to hearing about your ideas in that process.

RESOLVED:

i) that TDC have stated their position very clearly and consistently.

ii) that the contents of the responses render agreed actions 1 and 2 pointless and unattainable.

iii) that agreed action 3 be implemented immediately and TDC notified.

iv) that the initial vision be shared with Council on 23 February 2026 and if approved a bid be further developed in time for the next Community Assets meeting on 16 March 2026.

ii) Members received a document identifying the Town Council's obligations under Standing order 16.4.

RESOLVED:

i) that a survey of the site is not necessary at this point

ii) That the Town Council's solicitor be asked to look at the covenant and the land registry details.

iii) Members received an initial risk analysis outlining key considerations. The Town Clerk explained that whilst the work was being undertaken to develop a community

plan for the site, the council would also have to undertake its usual due diligence and follow agreed and approved processes. This will include a full risk assessment of both acquiring the depot site and *not* acquiring the depot site.

RESOLVED: that members had nothing further to add to the document at present.

293. DATE OF NEXT MEETING

Monday 16 March 2026 at 7pm in the Council Chamber, Pierremont Hall

Meeting closed at 19.52

Signed _____

Date _____