

Broadstairs Bandstand and Kiosk

History

- We had a lease from TDC which ran from June 1991 to June 1998.
- Lease states we will run the kiosk, appoint a tenant, organise and manage bands on the bandstand. – we still do this.
- Lease also states TDC will insure and pass on a bill to us. This still happens.
- TDC will give us £1000 per annum to assist – they may have done this once but not anymore.
- We will pay a pepper corn rent. Perhaps happened once but not anymore.
- Although lease expired, since no party has brought it to a formal close it is now “holding over” and still in force.

Current Maintenance

We do EICR on the kiosk out of duty of care to our tenant, but until recently it has been unclear whether it is our responsibility.

Community Payback has painted in the area several times over the years: Bandstand render, toilet doors, store doors.

We have paid for new fascias on the kiosk, new bespoke doors on the chair store. We also jet wash the drains twice a year to keep the tenant’s area from blocking up.

The chair store is used by tenant for his freezers, as well as our chairs. This building (also containing disabled toilet and baby change facility) is not covered in the lease so remains TDCs responsibility.

Bandstand steps and header stones of low wall recently repaired by TDC Open Spaces Team but they state this was done in error and is our responsibility going forward.

TDC builder states in his opinion bandstand is unstable and has moved, hence the cracks in the steps. Bandstand has been moved several times in its history.

We recently (Sept 2024) paid for blocked drain to be cleared. Manhole access points have been covered over by ramp.

Future maintenance

TDC recently sent us a Statutory Compliance notice (**see attach 3**) where for the first time they have confirmed our obligations. These cover: fire risk assessments, fire extinguishers and blankets, EICR to bandstand and all remedial works, Legionnaires testing, fire door installation and survey, fire alarm installation and survey, general maintenance and upkeep of all the buildings including the bandstand.