



06 August 2026

Dear Broadstairs & St Peter's Town Council,

Re: Offer to Purchase the Former Pierremont Depot Site, Broadstairs

Thank you for submitting your formal offer of £60,000 alongside the comprehensive business case for the acquisition of the former Pierremont Depot site.

Our senior management and Property team have spent significant time thoroughly reviewing your proposal. We appreciate the Town Council's well-considered vision. The emphasis on supporting your gardening and facilities teams, enhancing biodiversity, and exploring long-term horticultural initiatives demonstrates a deep commitment to the social and environmental fabric of Broadstairs.

As you will know, Thanet District Council is bound by a strict statutory framework under **Section 123 of the Local Government Act 1972**, which requires us to secure 'Best Consideration' (the best consideration that can be reasonably obtained) for our asset disposals. While the General Disposal Consent 2003 permits authorities to consider alternative proposals at an undervalue if they contribute to the economic, social or environmental well-being of the area, the legal threshold to do so is exceptionally high. For any undervalue to be contractually and legally defensible against the risk of judicial review, the financial offsets and direct savings to the District Council must be explicitly quantifiable and robustly justified.

Specifically, the courts have firmly established through case law - most notably ***R (Lemon Land Ltd) v Hackney London Borough Council (2001)*** and ***R (Salford Estates (No.2) Ltd) v Salford City Council (2011)*** - that a local authority must focus on the core monetary value of the consideration it receives. Non-monetary benefits such as job creation, improved training / apprenticeship pathways, or generalised community use of land cannot legally be taken into account when assessing whether the best price was obtained. For an undervalue to be contractually and legally defensible against the risk of judicial review, any offset must instead translate to specific, direct, and quantifiable financial savings to the District Council itself.

Following an exhaustive internal review - including consultation with our Open Spaces and Finance teams - it was determined that the projected operational savings put forward could not be quantified in a manner that satisfies the statutory threshold. For instance, items such as independent site restoration, localised asset repairs, and alternative rent avoidance represent internal operational adjustments rather than a direct, cash-equivalent saving to Thanet District Council's General Fund. Furthermore, our internal reviews confirmed that the District Council continues to deliver strategic open space maintenance on a highly cost-effective basis, meaning a transfer of these responsibilities would not yield tangible net savings for the authority.

Ultimately, the final financial offer of £60,000 sits significantly below both of the independent RICS valuations of the site and a highly competitive, alternative commercial offer that has been brought forward by another entity. With a pressing corporate requirement to fund our wider capital programme through our asset disposal pipeline, the Council has made the difficult decision to proceed with the alternative bid.

We sincerely regret that we cannot support BSPTC's bid on this specific occasion. However, we remain entirely committed to strengthening our partnership with the Town Council. We look forward to collaborating closely with you on other vital green space and community initiatives across the district moving forward.

Thank you once again for your time, transparency, and dedication throughout this process.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'Bob Porter', enclosed within a faint rectangular border.

Bob Porter
Director of Place
Thanet District Council