

2026

Acquisition of Pierremont Depot



Broadstairs and St Peter's Town Council

6/30/2026

Pierremont Depot

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Executive summary

BSPTC proposes to breathe new life into the disused council depot by reinstating the site as a much-needed operational base for our Gardeners, Woodland Officer and Facilities Team. Our growing work force is striving to improve Broadstairs and St Peter's and a dedicated workspace, secure storage and workshop area will enable the ongoing improvements to the town to continue for future generations.

Our vision is to provide an efficient, modern workspace to future proof Broadstairs and St Peter's and enable the Town Council to deliver its services and meet its growing responsibilities and aspirations.

We will do this by:

- Being a good employer - supporting local employment by sustaining local jobs and providing excellent working conditions including training and skills development.
- Supporting the local economy by sourcing the majority of goods and services from within the District.
- Championing sustainability through rainwater harvesting, composting and the cultivation of native plants to enhance biodiversity.
- Encourage community wellbeing by continuing to improve our green spaces, including Pierremont Park after the Pride in Place Impact Fund improvements are carried out and encouraging community participation in schemes such as composting, litter picking and planting.

This proposal will meet TDC's corporate objectives

- To keep our district safe and clean
- To protect our environment
- To create a thriving place
- To work efficiently for you.

It will demonstrate Social Value as defined by the Local Government Association by:

- Practicing sustainable procurement
- Offering training and apprenticeships
- Focusing on buying and hiring locally
- Working on reducing carbon emissions
- Encouraging volunteering in the community

It will meet many of the Town Council's own desired outcomes as detailed in the Action Plan 2023- 2027 under the pillars of **Cleaner, Safer and Kinder** Broadstairs:

- Increased bio-diversity.
- Increased pride in the local area.
- Cleaner air and reduced noise pollution
- Improvement to visual amenity. Area becomes accessible at night. Perception of crime reduced.
- Local community feels ownership of an asset and can access it more regularly.
- Providing opportunities for people to network and volunteer.

Context: The Town Council's Role

Broadstairs and St Peter's Town Council (BSPTC) is uniquely placed to deliver tangible improvements throughout the Towns. We have a proven track record in delivering improvements efficiently and effectively at Victoria Gardens, Balmoral Gardens, Pierremont Park, Broadstairs war memorial and Nuckles Gardens all under licence from TDC. We also manage open space at Culmer's Amenity Land under a lease from CT10 Parochial Charities and we own and manage Mockett's Wood. See *annex 1 for comments received by local residents*.

The Town Council has been working for some time with the community to ensure Broadstairs is welcoming to residents and visitors. Pierremont Park is the jewel in the centre of town providing peaceful respite and enjoyed by families, lunch time office workers, students and dog walkers. It also forms the backdrop of the Town's award-winning wedding venue – Pierremont Hall.

BSPTC recognises that until recently the park was a prime site for anti-social behaviour. Understanding that a busy park is less likely to be misused, BSPTC has worked to reclaim the space by bringing it more into use, hosting Folk Week, an annual month-long programme of Summer Theatre performances, an annual Community Festival and taking part in Heritage Open Days to encourage people into the park and to Pierremont Hall. Town Council gardeners tend to two of the flower beds and requests have been made for the refurbishment of the fountain, once considered the gem of the park.

The Town Council is therefore delighted to learn that Pierremont Park will be a beneficiary of the Pride in Place Impact fund. However, thought must be given to the long-term sustainability of the project. Once the capital works are completed, a team of gardeners and maintenance staff will be needed to carry on caring for the park. The Town Council is in a position to provide this but needs an operational base if it is to increase its current workload.

Being located within the confines of the park, the depot is ideally placed to assist in its regeneration. The site was used until 2023 by TDC as a Park Depot for composting, equipment storage, propagation as well as a base for storage for TDC street sweepers, and playground inspection and maintenance staff. The increased working area to the Town Council will enable larger works to be carried out, such as repairs and maintenance to local assets (signs, noticeboards, benches etc), which we are currently restricted in due to lack of space, but do offer value to the District Council.

The depot is critical to delivering quality services. Continued improvements are unsustainable without the supporting infrastructure. Current working conditions for staff are at best difficult and at worst unacceptable. We have already outgrown space allocated at Louisa Bay lock up. This is also shared with Town Team volunteers and TDC street sweeper operatives. Since 2023 these operatives have had no operational base – nowhere to change, rest or use washroom facilities

This is a unique opportunity for a partnership of the District Council, Town Council and volunteers to flourish, with the depot enabling multi agency use, which effectively reduces costs to Thanet District Council, and the future Unitary Authority.

Context: Green Spaces health benefits

Providing access to high quality green spaces is key to improving the health and wellbeing of urban populations. Hence having the infrastructure, facilities staff and funding to deliver sufficient local green spaces is of fundamental importance.

1. Benefits

Accessing a green space for at least 2 hours per week has been shown to significantly reduce the risks of health problems. Regular green space use in urban areas has been shown to combat sedentary lifestyles and improve social connectivity.

To facilitate this The World Health Organisation recommends having accessible green space of at least 0.5 hectares within 300 meters or a 5-minute walk for every resident.

Currently in the UK it is estimated that 38% of the population do not have access to green spaces within 1 km or 15 minutes walking distance.

Specific benefits:

- a) *Mental well-being:* Each weekly visit is linked to a 6% lower risk of mental health problems such as stress, anxiety, depression and mental fatigue.
- b) *Physical Health:* Regular users of green spaces have a 43% lower risk of general poor health and are 40% less likely to be overweight or obese. Reductions in blood pressure, cholesterol and type 2 diabetes have also been associated with green space use.
- c) *Disease prevention:* Higher exposure to green areas is associated with lower mortality rates from cardiovascular disease.
- d) *Child development:* Access to greenspaces during childhood improves adult mental health. It also reduces stress in children and improves concentration and motor skills. ADHD and similar condition also benefit significantly from regular green space access.
- e) *Life expectancy:* 2 to 3 years longer for regular green space users compared to those with limited access.

2. Costs savings

Ensuring everyone in the UK had sufficient access to quality green spaces would save the NHS an estimated £2.1 billion per annum.

This equates to around £30 per head every year. Across Broadstairs and St Peters [approx. 21,000 population] this could amount to an estimated £630,000 per year.

Projected NHS annual savings [UK wide].

- a) Reduced GP visits / appointments - £111 million savings.
- b) Mental health services savings - £100 million.
- c) Air pollution reduction - £800 million

3. Return On Investment [ROI]

Every pound invested in creating, maintaining and developing green spaces yields significant healthcare savings. Returns in the UK vary but are usually between £3 and £30 for every pound invested.

For example:

- a) *Sheffield*: Every £1 spent on park maintenance was shown to generate £34 in healthcare savings.
- b) *London*: Every £1 spent generates £27 in healthcare savings.
- c) *Birmingham*: £24 healthcare savings for every £1 spent
- d) *Edinburgh*: £12 healthcare savings for every £1 spent.
- e) *An average 24 multiple across these 3 locations.*

4. What this means regarding the depot

The depot will provide the infrastructure to build and maintain more green spaces in the area and improve access toward the WHO ideal. Cost savings from healthcare will inevitably flow from this.

Currently there is a long way to go before this point is reached. However, for every % point toward this ideal that is achieved, significant health benefits and associated cost reductions will accrue.

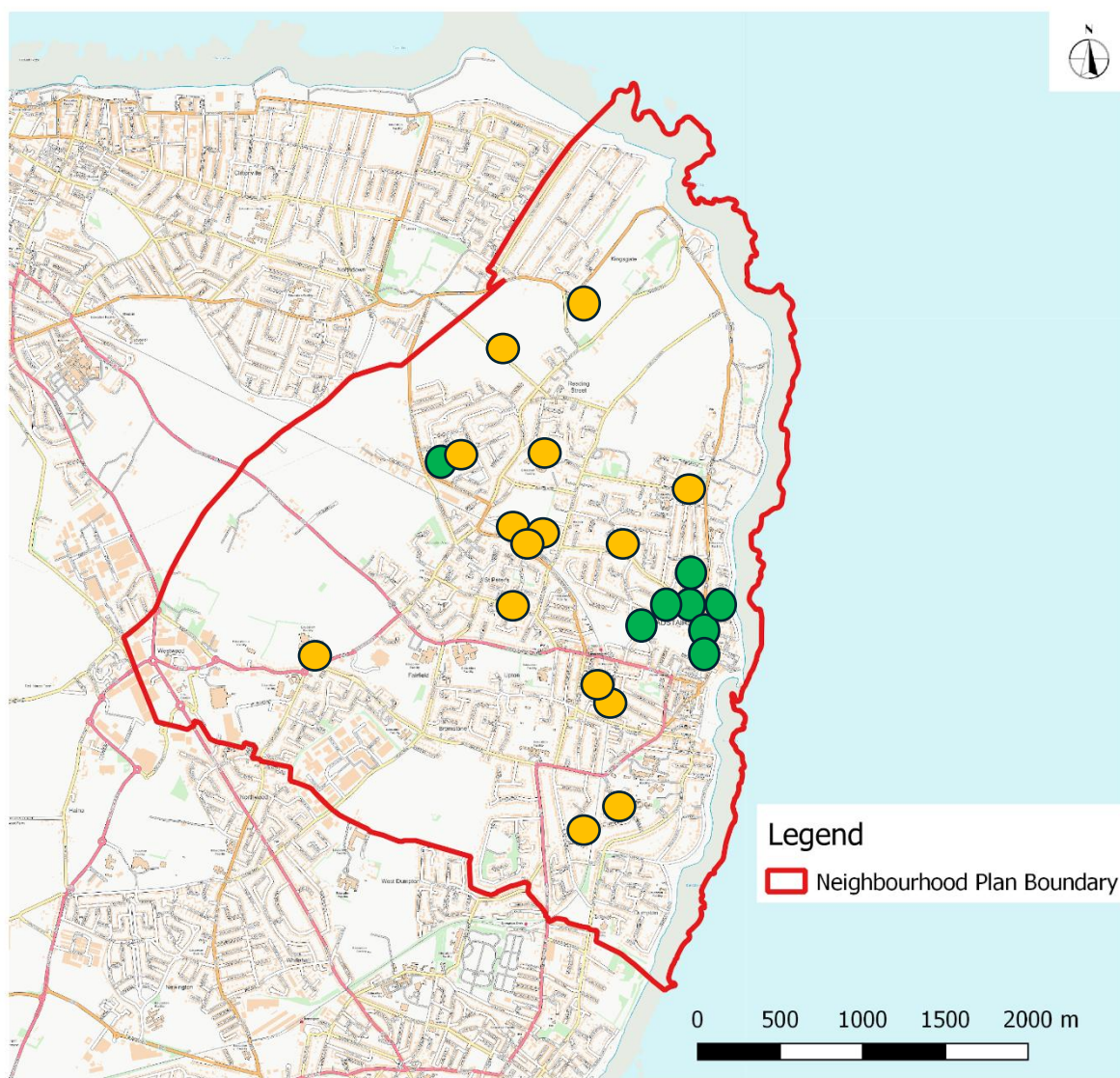
Assuming an ROI of a 24 multiple, every £1 spent on green spaces will yield substantial returns.

Sources:

- 1) Put health at the heart of green space - Nature Towns and Cities
- 2) How parks benefit your health – Camden Council
- 3) The State of the Environment: health, people and the environment - Environment Agency
- 4) Policy proposals to further boost nature and health – UK Health Alliance on Climate Change
- 5) England's green space gap – Friends Of The Earth
- 6) Relationship between access to green space and health – The Health Foundation

Map of Broadstairs and St Peter's green spaces

- Green space already worked by the Town Council
- Green space which the Town Council could take on with additional resources including use of the depot.



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Mockett's Wood

Mockett's Wood is a small urban woodland around 1.3 hectares (3.3 acres) in size located within St Peter's. It wraps around residential houses and Mockett's Wood Surgery to the south-west. The woodland was historically in private ownership by the Mockett family before being gifted to Broadstairs and St Peter's Town Council and has been designated a centenary community woodland. Management activities were until recently carried out by a volunteer group (Friends of Mockett's Wood) and council contractors as needed.

In 2024 the Town Council commissioned a management plan of the woodland and in April 2025 appointed a Woodland Officer to co-ordinate work with the volunteers and other Town Council staff to implement the recommended works.

The aims of the plan are:

- To manage existing woodland habitats and enhance biodiversity
- To ensure the woods are welcoming, safe and accessible.
- To maintain and improve the woodland condition.
- To achieve these aims certain areas and paths have been closed off to allow them to regrow, recover and re-wild. A series of new paths and camps are also being created.



Culmer's Amenity Land

Culmers sits between Beach Mews (end of Alexandra Road) and Vere Road car park, next to Culmer's allotments and The Pathway. The Town Council lease this amenity area from CT10 Charities, a lease which has been in place since 2012.

Culmers is grassed amenity land which has a small, wooded area located just off of The Pathway and a public right of way running through which is frequently used as a 'cut through' and for dog walkers. The pathway has benches located alongside the edge, and CT10 Charities had a new bench installed within the grass area on the bank, which has a lovely view across the allotments.

In the past year the Town Council has undertaken a wildflower meadow project, which will be increased in size this year and in the coming months we will be holding a planting day for bulbs to be planted in the small woodland area, along with replanting of trees which had suffered some vandalism.

Currently the grounds maintenance of this area is undertaken by our Contractor, Boxgreen NJL, who cut the grass through the spring and summer months, cut back overgrowth twice per year along the allotments fence, and also ensure that the wild bramble area at the top of the amenity land and the small hedgerow at the Beach Mews entrance is trimmed.

Each year, we use the services of an arboriculturist to undertake a tree survey to ensure that the trees are healthy and carry out any recommendations from the report.



The Vision

Short-term 0-2 years

Objectives

Clear the area and restore to its original purpose. Remove unsafe structures, vegetation and reinstate water supply and mains sewerage. Refurbish existing facilities for propagation, storage and wintering of plants, composting and chipping, to include pond, cold frame and greenhouse facilities.

Install rainwater harvesting equipment, and (if budgets allow) a green roof and solar panels to ensure long term efficiency and sustainability.

Make good the buildings as workshops, welfare facilities and secure storage for tools and equipment. Ensure modern facilities are provided in line with current health and safety legislation.

Move Gardening Team, Facilities Team and Woodland Officer to the site to enable them to undertake their work more efficiently. Continue to upskill and grow the teams in line with the Town Council's aspirations and growing responsibilities.

Outputs

- 0.2 hectares of brownfield land put back into community use for long term benefit of local people and visitors.
- Two additional members of staff – based at the depot - to manage Pierremont Park post March 2027 on completion of Pride in Place works.
- Two horticultural apprentices – one for Victoria Gardens Team and one for Pierremont Park Team – both based at the depot.
- One Facilities Team apprentice – to learn a range of skills to be applied throughout the town (minor repairs and maintenance to signage, noticeboards, planters etc). To be based at the depot.

Outcomes – Social Value

Gardening team becomes self-sufficient.

Woodland Officer has space to store materials and to work on projects identified within the management plan prior to installation at Mockett's Wood.

Facilities team have secure storage, workshop and outside area for minor works.

Culmer's amenity land is more ably managed and rewilding project continued by volunteers using native plants propagated on site.

The Town Council retains its strong reputation as an employer of choice. Turnover of staff is low with high levels of job satisfaction reported.

Staff retention rates are secured, and employment of local people is sustained.

Three apprenticeships created in partnership with East Kent College – assisting in training young people and helping them into work.

Medium 2-5 years

Objectives

Establish community use of the site to run alongside Town Council usage.

Community composting scheme, residents to bring their green waste including leaf litter for composting on site.

Site run by a manager also offering community gardening and storage space for groups such as Tasty Planters, Town Team, veterans and mental health charities.

The Town Council will be in strong position to pick up any services which the unitary authority (from April 2028) can no longer sustain:-

- Landscaping and sports pitch management at the Memorial Recreation ground and St Peter's Recreation ground
- Grass cutting and land management Kitty's Green and various other pockets of green space as identified in the Local Plan.
- Tree management, landscaping and grass cutting at Holmes Park
- Regular grass cutting of the many roadside verges.
- Playground inspections, maintenance and repair.
- Street sweeping
- Toilet cleansing team.

Outputs

Two further apprentices for gardeners with potential for long term employment at the end of apprenticeship.

Employment of site supervisor to run site and co-ordinate community activities.

Carbon emissions reduced – entire workforce is centrally located and travels no further than 5km to undertake works.

Outcomes – Social Value

District/Unitary Council responsibilities can be confidently devolved to the Town Council ensuring continuity of service to local residents.

Volunteers are supported and numbers can be grown. Friends of Mockett's Wood and local schools - specifically students with additional needs at Stone Bay School – can get further involved in planting and works at Mockett's Wood and Culmer's Amenity land respectively.

Carbon emissions cut by residents travelling much less far to recycle green waste and collect compost.

Two apprenticeships created resulting in the upskilling and training of local young people.

One new full-time job created – site supervisor.

Long term 5 years +

Objectives

To continue to provide high quality local services to the town from an efficient base.

To build upon existing use of the site by members of the public by developing the site as a horticultural wellbeing centre similar to the Windmill Project, and Garden Gate Project in Margate.

To improve quality of life, social interaction, physical and mental health of the local community by means of community planting and horticulture.

To work with partners in social care and the NHS, the Gap project, Dementia Friends, veterans, food banks, the Town Team, the Town Shed and national charities such as Thrive.

To use horticulture therapy to bring about positive changes in the lives of people living with disabilities or ill health, or who are isolated, disadvantaged or vulnerable.

Outputs

Two full time jobs created – a Wellbeing Manager and Volunteer Co-ordinator to be employed to run the various courses and activities.

Two further horticulture apprenticeships created to upskill local young people and provide lifelong career opportunities

Outcomes – social value

Improvement in mental health, social cohesiveness, reduction in feelings of isolation or loneliness.

Strain upon local resources and NHS is considerably reduced.

Volunteers supported and empowered.

Local people encouraged to come together to interact and support each other.

At least two further apprenticeships offered to cover increased gardening responsibilities through the town as well as assist in running the site.

Encouraging volunteering, interconnectedness and mutual support among people.

Environmental initiatives such as coffee ground

Meeting Thanet District Council's priorities

i) To keep our district safe and clean

Specifically – as per the Corporate Plan 2024-28 “We will continue to focus on the services we provide which help to create a clean and welcoming environment in the district.”

The TDC-employed street sweepers currently have no base and therefore no welfare facilities. They use public conveniences and public benches for their rest breaks.

TDC's walk behind street sweeper – not currently in use - could be kept and charged at the depot.

The Town Council gardeners have no base and waste valuable work time and resources bringing tools and equipment from storage facilities at other sites.

An operational base within the town would solve all these issues.

iii) To protect our environment

Specifically - as per the Corporate Plan 2024-28 – “Increasing opportunities for biodiversity will be a priority wherever possible and we will maintain our parks and spaces to a standard for all to enjoy.”

Thanet has the lowest density tree canopy in Kent at just 4% (Source KCC Canopy Cover Report July 2022). Efforts must be made to protect, manage and care for our precious green space and increase it where possible.

An operational base allows care and protection of our environment; Pierremont Park, the Town's war memorial, Mockett's Wood, Victoria Gardens, Balmoral Gardens, Nuckles Gardens and all other green space for which the Town Council may wish to become responsible in future.

Green waste can be regularly and frequently collected and composted on the site. This would provide a cost saving to TDC whose operatives currently collect green waste from Victoria Gardens and take it to their own depot.

The Town Council can then produce its own compost thereby reducing cost and carbon emissions associated with TDC vehicles collecting it and returning to a central location.

A community compost scheme could be established whereby residents collect and deliver leaf litter and green waste to the site for composting and community use. The Town Council has been involved in funding such a scheme at EK College and understands another scheme is needed in the town centre.

The Town Council's own vehicle is electric. The carbon footprint of any journey associated with the care of open spaces is therefore drastically reduced.

An opportunity exists to work towards a Green Flag award for Pierremont Park, now considerably more attainable with the announcement of significant funding from Pride In Place Impact funding.

iv) To create a thriving place

Specifically – as per the Corporate Plan 2024-28 – “We will strengthen the local economy and do what we can to enable the whole community to take more pride in living here.”

Thriving means growing in strength, developing, progressing, flourishing, prospering.

Broadstairs and St Peter’s need constant investment and upkeep to thrive. It is imperative that we future proof the town and its aspirations and ensure that we have the means to sustain the progress we are making. The future after LGR is as yet unclear, but the Unitary Authority will continue to deliver what is in the Town’s best interest whether this be with or without the Town Council’s input and this requires an operational base.

The beautiful green spaces around our town are valuable to residents and visitors alike. They provide welcome respite from the noise and bustle of urban areas, places to meet and play, picnic, talk with friends, or just sit and appreciate the beauty of the natural world. It is widely acknowledged how great a part green and open space plays in our physical and mental wellbeing, but such spaces need constant care and management.

The local economy relies hugely on tourism, and many visitors come simply for a day of sitting in a well-kept park, overlooking the sea. The businesses along the seafront and the high street can attest to the difference the aesthetics, tidiness and overall condition of the local amenities make to the visitor experience, the dwell time and the likelihood of a return visit. All of this relies on a management team of qualified and experienced personnel with sufficient resource and infrastructure to allow them to deliver the service.

The acquisition of a bespoke depot provides a unique opportunity for Town and District to work together towards previously agreed common goals. Once the land is removed from public ownership it will be lost to the public forever.

v) To work efficiently for you.

Specifically - as per the Corporate Plan 2024-28 – “We will strengthen our partnerships with town and parish councils.”

Efficiencies can be made by working locally and providing everything in one place. There will no longer be a need for costly collection and delivery schemes. A local depot allows small bespoke services to be delivered discreetly.

BSPTC can work efficiently because its workforce lives locally; employees are encouraged to walk or take public transport to work.

Each team understands the work, the limits and the aspirations of the others and can reduce, reuse and recycle to supplement other areas. There is maximum communication and minimal waste.

Legacy and long-term impact

The Town Council's acquisition of Pierremont depot will ensure the sustainability of the town, and the longer-term plans and aspirations of the Town Council.

The Pride in Place Impact Fund improvements planned in Pierremont Park for 2026 demonstrate significant investment in the town, but the works will need considerable ongoing care and maintenance in order that the capital funding is not wasted. TDC does not have the ongoing resource to maintain the amenity and the fund permits only capital funding, not revenue. The Town Council is ideally placed to undertake this work but requires appropriate resources to do so. The depot would be key to ensuring the future upkeep of the park and would demonstrate to the funder that the Impact Fund monies have resulted in lasting and sustainable benefit to the town.

Furthermore, the transfer of the asset to the Town Council to enable the improvements to the Park and other green spaces will not affect the terms of the covenant which states the park and the depot together make up Broadstairs pleasure grounds and must remain in public ownership for the people of Broadstairs.

Disposal to the Town Council as a special purchaser

(Taken from TDC's Acquisition and Disposal policy 2024)

6.3 Disposals to Special Purchasers

The Council may dispose to purchasers to whom a particular asset has special value because of advantages arising from its ownership that would not be available to general purchasers in the open market. Such "special purchasers" will include adjoining owners and parties with an interest in the property where a disposal will release additional, or marriage value, to be shared with the council. A single tenant who occupies more than 50% of a multi-occupied property may be considered as a special purchaser (otherwise the property will be sold on the open market as an investment).

The acquisition of the depot by the Town Council would satisfy this condition. The shared value arises from the ability for the Town Council to continue the work of the District Council at minimal cost to the taxpayer.

Conclusion:

We listen to our community, and we know this is what they want. Improvements by our gardeners and facilities teams are appreciated by the community (*see annex 1*) and they want us to be empowered to continue in the same trajectory. The strength of feeling was clearly demonstrated in the petition presented to TDC by the Friends of Pierremont Park and debated at the Council meeting of 26 March 2026. Appropriately located and adequately adapted and equipped infrastructure will enable future delivery of improvements.

Collective benefit for the town and wider community

- Local job creation: we employ and retain local people. More employees will be needed.
- Apprenticeships will enable our succession planning.
- Environmental sustainability: the proximity of a proper operational base would ensure the town was self-sufficient in terms of maintenance, improvements and environmental responsibilities for generations to come.
- The plan can happen without the need for removal of many mature trees which would be needed by any development project.
- Community impact: we will continue to work with charities and voluntary groups to secure the future of Broadstairs and St Peter's.
- Reduced costs to TDC. Continued storage capacity for TDC operatives when undertaking works within the town. No need for TDC to support Town Council activities.
- A secure base for volunteer groups who contribute many hours to the town.
- The strain upon TDC and its services can be alleviated, and a more targeted approach be used by the Town. Even after Unitarisation the town will require key services. Losing the depot and such a vital part of the infrastructure will limit the what the Town Council can provide.

We already achieve a great deal with very little space and resource. With the additional secure and bespoke space the depot offers, we can continue to drive improvements across the town post unitarisation.

Pictures of current condition



	Using social value portal priorities					
	Vision	Priority 1: Practicing sustainable procurement	Priority 2: Offering training and apprenticeships	Priority 3: Focusing on buying and hiring locally	Priority 4: Working on reducing carbon emissions	Priority 5: Encouraging volunteering in the community.
Short term 0-2 years	Bring disused depot site back into community use Grow Town Council services Grow Town Council team	Local contractors, suppliers and staff used, ensuring significant contribution to society - environmentally, socially and economically.	Three apprenticeships Two new members of staff (gardeners)	All contractors employed locally. Plants sourced from Young's.	Green waste from various sites no longer collected by TDC and driven to Dane Park depot. Taken instead by electric vehicle to Pierremont Depot 500m journey.	Friends of Mockett's Wood supported with proper operational base. Tasty Planters Town Team Community composting
Medium term 3-5 years	Establishing as a community composting and planting centre.	Services provided locally ensuring significant contribution to society - environmentally,	Two apprenticeships One new member of staff (site manager)	Encouraging sustainable processes that take care of the social and physical environment, ensuring a	Promoting economic policies and business practices that uplift society's wellbeing (Crown	Promoting an interconnecting society which supports itself and others for mutual benefit.

	Accommodating growing services street cleansing, playground team, sports pitch and landscaping teams.	socially and economically		viable future for everyone (Crown Commercial Service)	Commercial Service)	
Long term 5+ years	Developing into a green health hub	Benefits of horticultural therapy ensure significant contribution to society - environmentally, socially and economically	Two new apprenticeships	Local sustainability	Central location means many can walk or cycle to the hub.	Volunteers find purpose and social connectivity in running the health hub, giving their time and skills for the benefit of others whilst learning new ones.

	Using Thanet District Council key priorities (Corporate Plan 2024-2028)				
	Vision	Priority 1: To keep our district safe and clean	Priority 2: To protect our environment	Priority 3: To create a thriving place	Priority 4: To work efficiently for you.
Short term 0-2 years	Bring disused depot site back into community use Grow Town Council services Grow Town Council team	Friends of Mockett's Wood supported with proper operational base. Tasty Planters Town Team Community composting	Green waste from various sites no longer collected by TDC and driven to Dane park depot . Taken instead by electric vehicle to Pierremont Depot 500m journey.	Three apprenticeships Two new members of staff (gardeners)	All contractors employed locally. Plants sourced from Young's
Medium term 3-5 years	Establishing as a community composting and planting centre. Accommodating growing services street cleansing, playground team,	The town is well maintained and is clean and welcoming to visitors and residents	Local facility means people travelling less far. Reduction in carbon emissions	Local people feel connected, have common purpose, interact with their neighbours. Two apprenticeships One new member of staff (site manager)	Meets TDC goal "We will strengthen our partnerships with town and parish councils."

	sports pitch and landscaping teams				
Long term 5+ years	Developing into a green health hub	Meets TDC goal “we will maintain our parks and spaces to a standard for all to enjoy.”	Meets TDC goal “Increasing opportunities for biodiversity will be a priority”	Meets TDC goal “We will strengthen the local economy and do what we can to enable the whole community to take more pride in living here”.	Environmentally sound business practices ensure efficiency

Bid proposal

	Financial input (monies saved by TDC)		Social Value	
	One year	Five years	One year	Five years
Estimated value of works required to enable site to be a safe, workable environment meeting all aspects of Health and Safety and Employment Legislation ¹	£66,000 ² (one off costs)	£66,000		
Ongoing annual inspection costs and resulting maintenance and repair work	£10,000	£50,000		
Money currently spent each year on gardeners to undertake work dropped by TDC.	£100,000	£500,000		
Social value of each apprenticeship ³			£8000	£40,000
Economic value of each apprenticeship ⁴			£23,000	£115,000

¹ See Bob Porter's report at Parish Forum 16 December 2025 – Development obligations passed on to the acquiring organisation

² See independent surveyor's report

³ Measureup <https://measure-up.org/mu-outcomes/being-on-an-apprenticeship/>

⁴ Measureup <https://measure-up.org/mu-outcomes/being-on-an-apprenticeship/>

Additional gardeners to maintain improvements in Pierremont Park under Pride in Place Impact Fund.	£80,000	£400,000		
Additional officer to maintain improvements to facilities in Pierremont Park under Pride in Place Impact Fund.			£45,000	£225,000
Health benefits of well-maintained green space			£630,000 see page 4	£3,150,000 see page 4
Costs of renting a similar site in Broadstairs to deliver services	£25,000 per annum	£125,000		
Total social value			£706,000	£3,530,000
Total monetary value	£281,000	£1,141,000		
Total Town Council offer	£60,000			