



# Broadstairs & St Peter's Town Council

## COMMUNITY ASSETS COMMITTEE MINUTES

**Monday 19 February 2024 at 6pm in the Mayor's Parlour, Pierremont Hall**

Present: Cllrs J Bright, K Bright (Chairman), M Garner, A Munns, J Nichols, G Rusiecki

Town Clerk: Kirsty Holroyd

### **139. APOLOGIES FOR ABSENCE**

Apologies with reason were offered and accepted from Cllrs. C Kemp and C Leys.

### **140. DECLARATIONS OF INTEREST**

None

### **141. MINUTES**

Members received the minutes of the meeting held on Monday 22 January 2024.

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

### **142. MATTERS ARISING NOT COVERED ELSEWHERE ON THE AGENDA**

None

*Cllr K Bright explained that he and Cllr J Bright were obliged to leave this meeting at 7pm to attend another, so with members' permission he altered the running order of the agenda so as to discuss the most pressing items first.*

***The following business was undertaken in accordance of the provision of standing order 3d with a resolution made to exclude the public due to the confidential nature of the business.***

### **143. COMMERCIAL LETS**

Members received updated information from the Town Clerk. Members noted that the tenant wishing to surrender his lease early did not wish to accept the terms offered.

**RESOLVED:**

**That members do not wish to make another offer to the early vacating of one of the suites.**

Members received updated information on the tenant who wishes to extend his lease.

**RESOLVED:**

**i) That the tenant be informed that work has started on a new lease, but that there are a series of conditions with which he must comply.**

- ii) That the list of conditions be communicated to the tenant.
- iii) That the Town Council commission a condition report on works undertaken by the tenant within the property.

#### **144. LEGAL ISSUES**

Members received the latest invoices.

##### **RESOLVED:**

- i) That the invoice to the third a party be paid immediately.
- ii) That the second invoice be challenged on the grounds that mistakes made in the original leases have caused problems for which the taxpayer has had to pay.

*Members of the public, had any been present were permitted to re-enter the meeting.*

#### **145. PIERREMONT HALL & RETORT HOUSE: COMMERCIAL & COMMUNITY USE**

i) Members received a report from the Events and Bookings Manager designed to ensure consistency, fairness and transparency when awarding discounts to different groups.

##### **RESOLVED:**

- i) That the methodology be approved for use but there is no need for hirers to be CT10 residents in order to qualify, provided CT10 residents are the main beneficiaries of any service.
- ii) That if classifying a particular application for discount is unclear, the chairman and vice chairman of the committee can be called upon to make the final decision which will be reported at the next committee meeting.

#### **146. PIERREMONT HALL**

Members received updated information on water testing legislation and noted that there are new obligations on commercial landlords. The caretaker will undertake the new mandatory monthly temperature testing and recording.

##### **RESOLVED:**

- i) That the information be noted
- ii) That the Facilities Team be asked to look into the feasibility of removing the showers at Retort House.

#### **147. PHASE III**

Members received notes from the meeting which the Town Clerk and the Facilities Manager attended with the legal team, as well as the letter formally appointing them and outlining priorities, and the subsequent response and advice.

##### **RESOLVED: Members agreed to note.**

ii) Members received a report from the Facilities Manager on engaging specific services.

**RESOLVED: that members support the proposal to use specific and known suppliers for some services in the project, but that TMD be asked to market test the quotes as they are received and notify the Council if they seem excessive.**

**148. VICTORIA GARDENS**

i) The Town Clerk reported that the updated licence had not yet been received back from TDC but that she suspected the delay was due to staff leave over half term.

**RESOLVED: Members agreed to note.**

ii) Members received the notes of the first meeting of the steering group and noted that all was proceeding well.

**RESOLVED: Members agreed to note.**

Cllr Nichols wished to voice his concern that the successful work of the Town Council at Victoria Gardens had been claimed as a victory for the Labour Party according to a recent publication "Viking Matters". All agreed the gardening project was a cross-party endeavour and the Town Council strives to operate apolitically. There followed some unresolved discussions about what should and shouldn't be included on political leaflets and the meeting ended.

**149. DATE OF NEXT MEETING**

**Monday 20 May 2024 at 6pm in the Council Chamber, Pierremont Hall**

Signed \_\_\_\_\_

Date \_\_\_\_\_