



Broadstairs & St Peter's Town Council

COMMUNITY ASSETS COMMITTEE MINUTES

Monday 18 September 2023 at 6pm in the Council Chamber, Pierremont Hall

Present: Cllrs J Bright, K Bright (Chairman), M Garner & J Nicholls,
Town Clerk: Kirsty Holroyd

99. APOLOGIES FOR ABSENCE

Apologies with reason were offered and accepted from Cllrs. C Kemp, G Rusiecki, C Leys & A Munns

100. DECLARATIONS OF INTEREST

None

101. MINUTES

Members received the minutes of the meeting held on Monday 17 July 2023.

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

102. MATTERS ARISING NOT COVERED ELSEWHERE ON THE AGENDA

Minute 92: Cllr Nicholls reported that he has approached several businesses about sponsorship of Victoria Gardens and feedback has been favourable. The Town Clerk reminded those present of the meeting with senior TDC officers the following day to discuss options for improving the aesthetics of the gardens.

103. REPORT OF THE FACILITIES MANAGER

Members received the report and noted the huge amount of work undertaken by the team, both preventative measures which ensure the building is well maintained, and remedial measures as unexpected works come to light.

RESOLVED:

i) That once outstanding works on the Town Council's two buildings are complete, a greater percentage of the Operation Officer's time should be spent on town projects.

ii) That a spreadsheet quantifying the amount of money the team has saved the tax-payer by carrying out tasks in house be presented at the next meeting.

iii) That a business case can be made for employing another member of staff to undertake unskilled work and should be considered by the budget working group.

104. STELLA MARIS ROOF

i) Members received a background report on why the works were necessary and why only one quote had been secured.

RESOLVED: Members agreed to note.

ii) Members received the quote to carry out the repairs.

RESOLVED: That John Couzens be asked to carry out the works for a total cost of £4950 plus VAT.

105. SERVICE CHARGES

i) Members received the service charges payable by the Town Council for its use of Pierremont Hall 2023-24.

RESOLVED: Members agreed to note.

ii) Members received and considered the spreadsheet used to calculate the costs.

RESOLVED:

i) That a review of the Town Council's security arrangements is due.

ii) That a representative from Probe to be invited to the next meeting to discuss.

106. GREEN SPACES AT WIMPEY ESTATE

Members received a verbal report from Cllr Garner who explained that the land recently purchased from Taylor Wimpey under auction by private individuals now has a neglected appearance. The grass has not been cut for some months and is causing harm to dogs. Cllr Garner suggested that the Town Council take action to improve the visual amenity of these pieces of land and put them to better use within the community. Various uses for the land were discussed, but cannot be developed until the current owners are ascertained.

RESOLVED: That the Town Clerk try to establish who owns the various pieces of land and contacts the owners pointing out their obligations with regard to trees and open spaces.

That this information be reported back via the Allotments and Land Committee and options be discussed within that committee.

107. MUSIC ROOM

Members discussed the potential new tenant's presentation and considered Heads of Terms.

RESOLVED: That the committee is broadly in favour of granting the lease but would like some assurances about mitigation measures to guard against damage to the interior of the building. The Town Clerk will pass his response to the committee electronically for approval rather than wait until the next meeting.

108. THANET DISTRICT COUNCIL

The Town Clerk briefed members on the topics which had been discussed at the previous week's Broadstairs Litter Forum held at TDC offices. She noted that a full review of toilet provision across the District would be presented to Cabinet in January. She also noted that several Broadstairs businesses had recently be fined for inappropriate use of public bins. Lastly she reported that the damage to the car park in Albion Street car park had still not been addressed despite months of

lobbying TDC councillors and officers.

RESOLVED: Members agreed to note and to maintain the pressure on TDC to address the Albion Street car park issue.

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.

109. TENANTS' ISSUES

Members received a verbal report detailing all outstanding issues and were concerned that not all tenants are up to date with their payments.

RESOLVED: That the Town Clerk write to each of those tenants in arrears asking for an explanation prior to engaging the Council's solicitor again.

The Town Clerk reported that by mutual agreement the business arrangement with managing agents Henderson Setterfield would cease up completion of the Viking Suite lease.

RESOLVED: That the final payment of £2250 for calculation of the 2023-24 service charge be approved.

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

110. DATE OF NEXT MEETING

Monday 20 November 2023 at 6pm in the Council Chamber, Pierremont Hall

Meeting closed at 7.55 pm

Signed _____

Date _____