



Broadstairs & St Peter's Town Council

COMMUNITY ASSETS COMMITTEE MINUTES

Monday 9 September 2024 at 7pm in the Council Chamber, Pierremont Hall

Present: Cllrs J Bright, K Bright (Chairman), M Garner, J Hobson, C Kemp, C Leys, A Munns & Roberts.

Town Clerk: Kirsty Holroyd

183. APOLOGIES FOR ABSENCE

None. Cllr Nichols was absent.

184. DECLARATIONS OF INTEREST

None

185. MINUTES

Members received the minutes of the meeting held on Monday 12 September 2024.

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

186. MATTERS ARISING NOT COVERED ELSEWHERE ON THE AGENDA

Min. 174: structure to the rear of the Dolphin pub which appears to be joined to Retort House. No response has been received from TDC enforcement despite the original action having been taken more than two years ago. Further a second large wooden structure has now appeared on the land adjacent to the pub and Retort House. It is not clear to whom it belongs. Cllr K Bright as TDC portfolio holder with responsibility for parking will ask officers to investigate.

187. QUESTIONS AND/OR OBSERVATIONS FROM THE ELECTORATE

None

188. RETORT HOUSE

- i) Members were due to receive the inspection report from Sportsafe. However the Town Clerk reported that once the basket balls hoops had been removed, there was no other aspect of the facility requiring inspection.
- ii) Members were informed that Retort house had been opened again to the public on Thursday 5 September, after safe removal and storage of the hoops.
- iii) Members were due to consider two quotes to remove the showers but the second has still not been received. The item was therefore deferred.
- iv) Members considered a quote to carry out a condition survey and produce a report on the whole building. This would inform the council as to whether the hoops can be reinstated.

RESOLVED: That the quote from David Blackmore be accepted at a total cost of £4500. That Mr Blackmore be asked to look at the structure to the rear of the Dolphin pub during the same visit.

189. PHASE III

Members received the original quote from Brachers, the solicitor appointed to represent the Council's interests and an update indicating an extended period of time had been spent collating the necessary information from the team of sub-contractors. The Town Clerk explained that the appointment document for TMD was almost ready. She, Cllr Munns and the Facilities Manager would meet later in the week to discuss the final draft and if satisfied would present it for council approval at the end of September.

RESOLVED:

i) That an additional £5225 be ringfenced for the project.

ii) That the meeting on Wednesday will ascertain whether the benefit of further investment warrants the cost.

190. FIRE SAFETY

i) Members received and considered a quote to carry out fire risk assessments across the sites in 2025.

RESOLVED: That the quote from EK Fire Protection be accepted at a cost of £1880 plus vat.

i) Members received and considered a quote to carry out two mandatory fire door surveys across the sites in 2025.

RESOLVED: That the quote from EK Fire Protection be accepted at a cost of £1440 plus vat.

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.

191. BANDSTAND AND KIOSK

The Town Clerk updated members on her many concerns over the bandstand and surrounding areas and the lack of clarity over areas of responsibility in light of the expired lease. She confirmed the Town Council carries out all legal checks on the kiosk to protect the tenant and members of the public and she has also added the kiosk to the Town Council's insurance policy to minimize risks until the issues can be clarified.

RESOLVED: That the Town Council request an urgent meeting with the Property and Estates team to ascertain responsibilities.

192. COMMERCIAL LETS

i) Members received an updated spreadsheet with all suites, tenants details and lease situation as requested at the last meeting.

RESOLVED: Members agreed to note.

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

ii) Members received and considered the final draft of the Viking Suite lease. The Town Clerk reported that although she, the Facilities Manager, Cllr Munns and Henderson Setterfield were satisfied with the lease, there was some confusion why the additional licence had been produced. The Town Clerk was awaiting a response on this from the solicitor.

RESOLVED: The final document will be presented for approval by Council at the end of September, with an explanation about the supplementary document.

iii) Members received and considered a letter from the vacating tenant's solicitor.

RESOLVED: members agreed to note.

193. DATE OF NEXT MEETING

Monday 20 January 2025 at 7pm in the Council Chamber, Pierremont Hall

Meeting closed at 20.06

Signed _____ Date _____