

Ref:

Called in

Yes/No

**THE THANET DISTRICT COUNCIL**

**RECORD OF DECISION OF CABINET**

Cabinet Member

Councillor Ruth Duckworth

Relevant Portfolio:

Cabinet Member for Regeneration and Property

Date of Decision:

24 October 2024

Subject:

Margate Harbour Arm Building Improvements

Key Decision

Yes

In Forward Plan

Yes

Brief summary of matter:

The building is a traditional coastal structure with masonry walls and a concrete roof, which has deteriorated due to exposure to the harsh environment and lack of maintenance, causing water damage. Over time, the building has been repurposed from storage units to various uses, such as galleries and bars, but the original structure is inadequate for these functions, resulting in damp issues. Increased public use of the building's flat roofs has led to safety concerns, and planning permission has been granted to replace the roof, add insulation, and install handrails.

Decision made:

Cabinet agreed the following:

1. The key decision to award a contract with a value in excess of £250k to undertake essential roof improvements to the building structures and the installation of handrails to the upper walkway of the Harbour Arm, Stone Pier, following a procurement exercise;
2. That the Director of Place shall negotiate the final terms and sign the contract with the successful bidder.

Reasons for decision:

The decision to award the contract for essential roof improvements and the installation of handrails is necessary to address the building's deterioration and ensure compliance with statutory obligations.

Alternatives considered and why rejected:

The Council could decide not to undertake remedial work to stop the deterioration of the building.

This was discounted because the property, which is known as the Stone Pier for listing purposes, has a Grade II Listed Status within the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended. As the owner, the Council could face

enforcement action under this Act if it did not maintain the property. In addition, the authority also has obligations to the existing occupiers as the landlord to maintain the building and will continue to do so under the proposed new leases.

The Council could decide not to undertake the installation of the handrailing to the upper walkway. This was discounted due to the potential risks of injury to persons associated with unauthorised access to the roof areas. Without completion of the remedial works, the units will become increasingly difficult to occupy due to roof leaks and various other issues, inevitably leading to the vacation of units and loss of income.

Details of any conflict of interest declared by any executive Member who has been consulted and of any dispensation granted by the Standards Committee:

None

Author of Officer report:

Andreea Plant, Head of Property

Background papers

Cabinet Report OCT2024 - Margate Harbour Arm Building Repairs - Google Docs

Statement if decision is an urgent one and therefore not subject to call-in:

None

Last date for call in:

1 November 2024