



Minutes

Minutes of the Belmont Road Neighbourhood Improvement Area meeting held on Friday 1 December 2023

1 Welcome and apologies

Chair: Constable Simon Crowcroft (SC)

Apologies: Franki Howe, Renata Banytka, Yvonne Hammett-McDermott, Rose Gallagher and Leanne Duffy and Plinio.

[Minutes by Elise Wetherall.]

2 Approval of minutes of the meeting held on 27 October 2023.

The Minutes were hereby approved.

3 Matters arising

- SC confirmed that the draft proposals have not yet been drafted but will be completed in the New Year.
- SC reported that he is hopeful that his new position as Assistant Chief Minister will allow him to get stuff done.
- SC further reported that Infrastructure are not present at the meeting as there is a lot going on within the Council of Ministers.

4 Update from Andium Homes on developments – Will Gardiner (WG)

Following requests at the previous meeting, it was reported that there is a plan for delivery access to the new developments which can be shared with residents. A firm assurance was offered that HGVs would be using two main entrances directly off the ring road and would not be using the other 3 smaller entrances.

WG reported on the Northern Quarter development (old play.com site) and confirmed that there 180 homes to be built on the site which was brought to Andium by Rok following struggles to develop the site with planning applications registered as far back as 2014. WG confirmed that Andium will be taking 4 out of 7 blocks of 1-2 bed flats. He further explained that there would be a podium as part of the development which will be a big open public space forming part of a walkway from Millennium Park through to the bottom of Wellington Hill. It was confirmed that there are plans for real grass to be used on the podium. WG explained that there will also be duplex 2-bed houses allocated. It was noted that there will be 140 car parking spaces as part of the development and that the first handover phase is expected in October 2024.

WG explained that there is a lot of community involvement with Rok and that they have created a number of 'green walls' around their developments. It was noted that the temporary green wall had been taken down, but it will be replaced with a permanent green wall on the side of the pub. It was reported that under the Considerate Constructors ultra site scheme they had scored highly on inspection for their community initiatives.

WG went on to explain that contamination works on the former gas site were now complete and that the Northern Quarter is now up to the second floor which is the podium level. As part of the development there will be 3 new retail space next to the Grande Marche, one of which will be a café.

For the Ann Court development it was confirmed that the retail spaces will be taken up by a hot yoga studio, a cake shop, and an art shop with the fourth unit being let for free for a year to Art House Jersey to run community initiatives. Andium hope to be able to continue this relationship once the first year is over.

It was noted that JMEC are the developers for Ingouville House.

WG confirmed that Andium are on track to handover the Ann Court public car parking floor to government on 20 December. He further confirmed that government are indicating an opening date for March 2024 due to infrastructure requirements such as fitting cameras and barriers.

Residents present at the meeting expressed the difficulties they have in finding parking in the area describing it as nearly impossible. WG confirmed that Andium provide parking for residents in all their developments meaning that there should not be a knock-on effect for the local area. It was also noted that they often have extra spaces such as in Edinburgh House which they are offering to Havre des Pas residents. SC confirmed that Reform Jersey wish to turn Nelson Street car park into a Youth Club to which SC expressed he couldn't see happening. WG confirmed that Andium also provide visitors parking.

A suggestion was made for a Christmas park-and-ride scheme. It was reported that the Infrastructure Team are discussing the idea of 'hubs'. It was noted to invite Tristan from Government to discuss. SC confirmed that he is pushing for states members to agree that St Helier residents need cars. SC reported that £4 million has been ear-marked for grants for electric cars which SC believes is ludicrous given that only wealthy people can afford to purchase an electric car regardless of the grant.

It was noted that Britannia Place office car park always looks empty, and no one seems to know who to contact about renting the spaces.

A number of abuses of the parking rules in Minden Place car park were reported including cars changing spaces after 3 hours instead of leaving the car park and people arranging to swap cars in the spaces. SC confirmed that the idea of having reserved for resident's floors in multi-story car parks could be conceivable, however it was noted that a separate entrance would be necessary to avoid the queues. It was noted that the queues for Minden Place car park have been really bad and can reach all the way up to Belmont Road.

WG confirmed that Andium's aim is to provide enough car parking within their developments that the parking manages itself and does not put more pressure on the surrounding area.

A discussion was had about the drainage systems and the added pressure that the new developments could be having on the existing drainage infrastructure which is extremely old. It was suggested that Andium include a list of items that cannot be flushed in their client packs. It was noted that 5-7 Belmont Road suffer with bad drainage issues, and they believe that some of the issues are caused by the new Andium developments. WG confirmed that he will have Andium's drainage consultant investigate.

WG reported that the issues Belmont Place were having have all been satisfactorily dealt with which included fixing the lighting issues in Belmont Place and agreeing to privacy screens at the Ann Street Brewery site. WG confirmed that Andium will look at doing a leaflet drop before work starts.

8	Any other business	
	SC confirmed that there was no update on bike racks.	
	It was noted that Ingouville House has an April/ May completion date.	

It was reported that changes had been made to the kerbside recycling scheme whereby the way recycling is collected has reverted to a two-bag system. Clear bags for metal and plastic and blue bags for paper and card.

It was noted that the bottle banks on Museum Street were not locked so normal rubbish is being thrown in there as there is no space in the euro bins.

The police are to be invited to the next meeting.

The next meeting will be held on

at 6pm at the Jersey Arts Centre.