



PARISH OF ST HELIER



Minutes of the Parish Assembly			
Wednesday 25 September 2024 at 7.00 p.m.			
Assembly Room, Town Hall			
52/24	Welcome and Apologies –		
	<p>Apologies: The Constable, The Dean, Deputies Carina Alves, Lyndsay Feltham, and Mary Le Hegarat and Sarah Richardson and James Corbett.</p> <p>Deputies in Attendance: Stephen Ahier, David Warr and Rob Ward</p> <p>Procureur in attendance: Peter Pearce (Chairperson) and John Baker</p>		
53/24	Item 1: To approve the Minutes of the Parish Assembly held on 28 August 2024		
	<p>Proposer: Procureur John Baker Seconder: Deputy Stephen Ahier The minutes were adopted.</p>		
54/24	Item 2: To approve the Minutes of the Parish Assembly held on 12 September 2024		
	<p>Proposer: Procureur John Baker Seconder: Jane Pearce The minutes were adopted</p>		
	Item 3: To elect one Constable’s Officer for the Vingtaine de Bas du Mont au Prêtre		
	<p>Kevin ALWAY Proposed: Zoe Hawley Seconded: Danny Scaife Kevin ALWAY was elected as Constable’s Officer for the Vingtaine de Bas du Mont au Prêtre. Procureur Pearce thanked Kevin for putting his name forward as Constable’s Officers. Kevin ALWAY was formally warned to appear before the Royal Court at 10am on Friday 27 September 2024 to take his Oath of Office.</p>		
55/24	Item 4: To recommend to the Licensing Assembly the following applications for licences for the year 2024 in virtue of the Licensing (Jersey) Law 1974:		
	Name	Category	Business Address
	Locke’s Limited Ella Locke (Sec)	1st	Locke’s Café 4 & 6 Pitt Street
	<p>Proposer: Jenny McCarthy Seconder: Rebecca Laughlin</p> <p>Ella Locke, owner spoke on behalf of Locke’s Limited, explaining the company is seeking a 1st category licence for Locke’s Café, which has been trading successfully for 8 years. An expansion into the next-door premises 4 Pitt Street, will take 4-6 weeks. The company want to give up their existing 3rd category licence and replace it with a 1st Category licence, covering both premises. The application is to enable them to cater for functions and events. The current 3rd category licence states that patrons must be seated at tables to consume alcohol, whereas events being planned require patrons to circulate and consume alcohol.</p> <p>Deputy Ahier, asked for confirmation of opening hours. The hours of opening remain unchanged, as the times are part of the lease requirement from the owners, the National Trust,</p> <p>Centenier Danny Scaife asked if it is anticipated that the premises will function as a pub. Ella Locke confirmed that there was no intention to operate a pub, all they wish to do is to hold events where people can move around. The size of the premises would not allow for a pub environment.</p> <p>The applicant asked for the licence to be extended to cover the alfresco area. They will continue to operate table service on the alfresco area and not allow people seated outside to come up to the bar.</p> <p>The Assembly had no further questions, on being put to a vote the application was approved unanimously.</p>		

	Provisional Licence Premier Hotels Limited Robyn Lapidus (Sec)	3rd	Blakes Bistro 59-61 King Street
	<p>Proposer: Rory Lapidus Seconder: Scott Vautier</p> <p>Rory Lapidus, spoke on behalf of Premier Hotels Limited, explaining the company is seeking a 3rd category licence for Blakes Bistro, which will be a small all-day bistro offering a unique blend of high-quality food and beverages.</p> <p>Deputy Ahier questioned if the Bistro was covering both floors of the premises. Mr Lapidus confirmed the Bistro would only operate from the ground floor.</p> <p>The applicant asked for the licence to be extended to cover an alfresco area.</p> <p>There were no further questions from the Assembly, on being put to a vote the application was approved unanimously.</p>		
56/24	<p>Item 5: To approve a recommendation of the Connétable and Procureurs du Bien Public to sell St Helier House for the sum of £1,775,000.</p> <p>The Assembly is to instruct the Connétable and at least one Procureur du Bien Public to pass a contract, with each party paying their own reasonable legal costs associated with the sale. P.02/2024*</p>		
	<p>Procureur Pearce advised that this item had been withdrawn from the agenda</p>		
57/24	<p>Item 6: To approve a recommendation of the Procureurs du Bien Public and the Connétable to purchase No 25-27 Vauxhall Street (formerly the AEA Tostevin building) for the sum of £1,230,000 plus legal fees, plus stamp duty and a further £250,000 to refurbish the ground floor.</p> <p>The property has been identified as a long-term operational base for the Parish's Street Cleansing Team.</p> <p>The Assembly is to instruct the Connétable and at least one Procureur du Bien Public to pass a contract, following appropriate and satisfactory due diligence, with the Parish paying its own reasonable legal costs associated with the purchase. P.03/2024*</p>		
	<p>Proposer: Deputy Stephen Ahier Seconder: Jane Pearce</p> <p>Silvio Alves, Head of Infrastructure outlined the projet and, James Donald, Finance Director advised the Assembly of the proposed funding arrangements. He explained the financing of the site was not dependent on the sale of St Helier House.</p> <p>Procureur Peter Pearce explained, for a number of years, the Parish had been seeking a long-term home for the Street Cleansing Section. Tostevin's Garage is an historic building, which was previously an abattoir. The butcher who operated there, had a royal warrant to supply meat for the garrison at Fort Regent. He thought it appropriate the Parish takeover the historic building.</p> <p>Deputy Stephen Ahier, asked for confirmation that the £250,000 refurbishment costs, would free up 5 Lempriere Street and provide additional a rental income. Silvio Alves confirmed this is the case, along with freeing up an additional 4 parking spaces for rental in Lempriere Street, car park. He advised that refurbishment of Lempriere Street premises could be built into the maintenance estimates for 2025/26.</p> <p>Deputy Warr was concerned about noise in a residential area, he enquired at the hours of the street cleansing operation.</p> <p>Bob Kearsey, Municipal Services Director, explained the Street cleansing section currently operates from Lempriere Street, which is also a residential area; the working hours are 6am to 6pm daily. This property is currently used as a garage; therefore, it is likely the noise currently is more than will be made by the Parish street cleansing team. The team consists of small sweepers and hand carts, nothing bigger than a medium goods vehicle. Refuse trucks and other heavy goods vehicles will still operate from the municipal deport. The Parish is seeking to move to electric vehicles which will reduce noise further.</p> <p>Procureur Pearce said that he lived three doors away from the premises and had no concerns.</p>		

	<p>Heather-Ann Hubbell asked for confirmation that in addition to the Vauxhall Street premises, the Parish would also be able to rent a ground floor flat at Lempriere Street and 4 parking spaces, providing in total an additional rental income of £55,000 per annum. Procureur Pearce confirmed this is correct.</p> <p>Rory Lapidus asked following this investment, would there be an increase in the efficiency of the street cleansing section. Bob Kearsley, Municipal Services Director, explained the current service is particularly good compared to UK towns, but being in a more central area will improve traveling times.</p> <p>Procureur Baker congratulated the street cleansing team, stating that he had been part of three conversations this week where he heard the public comment on the cleanliness of St Helier.</p> <p>Deputy Rob Ward was also concerned about noise issues in a residential area. He wanted assurance that the Parish only required £250,000, and that they would not come back for more money if they encountered surprises. He expressed concern that property is costing parishioners £1.3 million and the decision to spend this sum is being made by no more than thirty people. He asked the Procureurs to confirm that they believe this is the best use of parishioner's money, in this current climate.</p> <p>Procureur John Baker said the Procureurs had viewed the property, and like all properties of a certain age it will have problems, hence £250,000 refurbishment costs. Sound insulation will be increased for the benefit of the neighbourhood, and the balance used to free up the property at Lempriere Street, where street cleansing has problems washing vehicles next to private properties. As Procureurs we are pleased with the property's potential and feel it is a good investment and will be a valuable parish asset.</p> <p>St Clement Deputy Alex Curtis asked if the parish was paying a premium, because the site had been granted planning permission. He stated there had been a 3-bedroomed house in the road sold last year at a price of just over £400,000. Why were two rental flats so expensive, when property prices have fallen or not increased to that extent.</p> <p>Silvio Alves advised that the site has been recently valued for commercial use and not as a development site. There should be no planning issues with the parish purchasing it, as it is required for Industrial use. The property not only contains two flats, but also a large garage, which is central to the parish operation. The additional cost is for improved insulation of the garage roof, the condition of flats is reasonable and therefore the parish will only be required to do a light touch. Due diligence will be undertaken before the parish purchase the site. There are no structural issues that we are aware of, the property needs attention but nothing major.</p> <p>Deputy Curtis asked would the parish make sure the flats were in good condition before they were rented and confirm they would be registered under the government Property Licensing Scheme. Silvio Alves confirmed all parish rental properties are in good condition and are registered under the scheme.</p> <p>The Assembly had no further questions, on being put to a vote by secret ballot, the application was approved 20 votes in favour with 4 against.</p>
58/24	<p>Item 7.1: To approve a recommendation of the Connétable and Procureurs du Bien Public to take ownership of Charles Park.</p> <p>Item 7.2: To approve a recommendation of the Roads Committee to accept the gift of developed land around Cyril Le Marquand Court offered for use as extensions to the Parish footways on Providence Street, Charles Street and Ann Street.</p> <p>The Assembly is to instruct the Connétable and at least one Procureur du Bien Public to pass contracts, with Andium Homes paying all reasonable legal costs associated with the transfers. P.04/2024.*</p>
	<p>7.1. Proposer :Deputy Rob Ward Seconder: Deputy Stephen Ahier</p> <p>7.2 Proposer: Deputy Rob Ward Seconder: Jane Pearce.</p> <p>Silvio Alves, Head of Infrastructure outlined the Projet.</p> <p>Deputy Alex Curtis asked if it was the Parish's intention to install new street furniture, as currently there is no seating for people to be able to sit and chat. Silvio Alves responded that there are no plans at present, but the Parish is willing to review the situation.</p>

	<p>Jane Peace asked if it was essential that as part of the agreement the living wall be retained, and expressed concern regarding maintenance of the wall, enquiring as to whether the Parish had the resources and expertise to maintain it.</p> <p>Silvio Alves stated that he would check with Planning and Andium regarding whether the wall is a temporary or long-term condition. Bob Kearsley, Director of Municipal Services confirmed that the Parish's parks department have skilled gardeners who can maintain the wall.</p> <p>Procureur Peter Pearce asked if the living wall was free standing, or if it belonged to the Public House? Silvio Alves confirmed that it is a party wall.</p> <p>The Assembly had no further questions, on being put to a vote both items were approved unanimously.</p>
	<p>Procureur Pearce advised the Assembly that anyone who had spoken in respect of the Licensing applications, was entitled to address the Licensing Assembly, who sit to hear the applications.</p>
	<p>The date of the next scheduled Parish Assembly is Wednesday 2 October 2024</p>

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