

Transfer of Charles Park to Parish and gift of additional footway widths to Providence Street, Charles Street & Ann Street footways

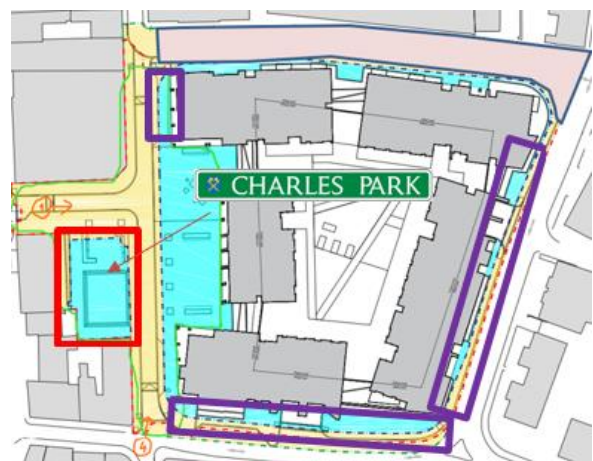
For consideration by the Parish Assembly
on Wednesday 25th September 2024 at 7pm

PARISH OF ST HELIER

P.04/2024



Charles Park



Red = Charles Park,
Purple = additional footway widths

PROPOSITION

PARISHIONERS are asked to take into consideration and if deemed advisable:

1. To approve a recommendation of the Connétable and Procureurs du Bien Public to take ownership of Charles Park.
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.

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.

REPORT

Background:

Andium Homes completed the "Cyril Le Marquand Court" development in late 2023, which included provision of a new public open area named Charles Park.

1. Charles Park

Charles Park is located opposite the Jersey Arts Centre and is approximately 394 sq. m. (4,241 sq. ft.).

Andium Homes has offered ownership of Charles Park to the Parish at no cost. This will also include the adoption of a living wall located on the gable wall of the Earl of Granville Pub.



Living wall

2. Footway widening (to Charles Street, Ann Street & Providence Street)

The Parish has been offered land which has been developed around Cyril Le Marquand Court for use as extensions to the Parish footways on Providence Street, Charles Street and Ann Street, as some of the footway is currently under the ownership of Andium Homes.

If approved, footway widths will increase and vary by road. The approximate areas that are being offered to the Parish are as follows:

- Providence Street: 99.8 sq. m. (1,074 sq. ft.)
- Charles Street: 172 sq. m. (1,851 sq. ft.)
- Ann Street: 85 sq. m. (915 sq. ft.)

Financial:

Whilst the transfers will not result in any purchase or legal costs for the Parish, they will lead to a slight increase in the Parish's annual operating costs.

Charles Park: The additional cost of maintaining Charles Park in terms of cleaning, maintenance and upkeep should be offset in part by the new al-fresco permit income expected. It is also hoped that event space bookings will generate additional income, but this has not yet been tested or quantified. In return, the Parish will secure an outside public event space that offers opportunities to bring our communities together.

Footway widening: The Parish already has a duty of care to maintain the existing footways on Parish by-roads (Providence Street, Charles Street and Ann Street), and the additional footpath width will be a marginal additional cost. Equally, it is proposed that road safety benefits and improved pedestrian access will outweigh any additional marginal costs to parishioners and protect these areas of land from further development.

Legal costs: All legal costs associated with these transactions will be met by Andium Homes.

The transfer of the above areas will be completed only when all outstanding snagging identified by the Parish has been addressed and after satisfactory completion of legal checks.

Appendix 1: Site Plan

