PARISH OF ST HELIER

Minutes of the Parish Assembly	
Wednesday 30 September 2026 at 7.00 p.m. Assembly Room, Town Hall	
63/26	**Welcome and Apologies –**
	Apologies: The Dean, Deputies, Lyndsay Feltahm, and Lee Carprenter **Deputies in Attendance:** Samantha Gleave, Victoria Li, Gerrald Voisin, Catherine Curtis **Procureurs in attendance:** Peter Pearce and James Corbett
64/26	**Item 1: To approve the Minutes of the Parish Assembly held on 26 August 2026**
	Proposer: Procureur James Corbett **Seconder**: Stephen Ahier The minutes were adopted.
65/26	**Item 2: To approve the recommendation of the Constable and the Procureurs du Bien Public to:** **2.1 Purchase 30–32 Devonshire Place, formerly occupied by Precision Plastics, for the agreed purchase price of £1,850,000, together with the associated stamp duty and reasonable legal and professional fees estimated at £115,000. The total acquisition cost, including fees, is therefore estimated at £1,965,000. The property will provide a long-term operational base for the Parish's Street Cleansing service.** **2.2 To approve an initial budget of up to £300,000 for the refurbishment and adaptation of the property for use by the Parish's Street Cleansing service.** **2.3 Subject to the successful purchase of 30–32 Devonshire Place, to sell Nos. 5 and 7 Lempriere Street, with the net proceeds contributing towards the cost of purchasing and refurbishing 30–32 Devonshire Place, subject to independent market valuations and satisfactory legal and title investigations.** **Instruct the Constable and at least one Procureur du Bien Public to pass the necessary contracts before the Royal Court for the purchase of 30–32 Devonshire Place and the sale of Nos. 5 and 7 Lempriere Street, with the Parish meeting its own reasonable legal and professional costs. P.02/2026.**
	Proposer: Daren O'Toole **Seconder**: Heather-Ann Hubbell Silvio Alves, Head of Infrastructure outlined the Projet, explaining, that the Parish has been seeking a suitable long-term base for Street Cleansing for many years. A replacement needs to be close to the town centre and provide appropriate facilities.30–32 Devonshire Place is close to the existing base and provides approx. 762 square metres of accommodation. The property also includes four residential flats. The flats will generate rental income of approximately £70K per year. The vendor originally sought £2.1M for the property, following negotiations, an offer of £1.85M has been accepted, subject to contract, satisfactory due diligence and Parish Assembly approval. An independent property consultant has assessed the property at £2.06M. The commercial accommodation will need to be adapted before Street Cleansing can occupy it. An allowance of up to £300,000 has been included. Where appropriate, non-essential works may be phased into future financial years, provided the property can safely and lawfully occupied. The expenditure will initially be met from existing Parish resources, without the need of a loan. The proposed sale of Nos. 5 and 7 Lempriere Street would partly offset the project cost. It is indicated that the sales could reach between £1.125M and £1.16M. Those disposal costs are estimated at up to £30K, after allowing for them, the anticipated net capital receipt is approximately £1.1M. These disposal costs are separate from the acquisition and

	adaptation costs included within the £2.265M project figure. Income currently generated by Nos. 5 and 7 Lempriere Street will be offset by the rental of flats at 30-32 Devonshire Place. There will be no loss of parking spaces at the Parish's Lempriere Street site. Daren O'Toole thanked the Constable for arranging a visit of the premises for members of the municipally. He stated that Street Cleansing do a great job with limited facilities, and they deserve the support of the Assembly. Heather-Anne Hubbell, echoed the comments of Mr O'Toole, emphasising that employees should be provided this appropriate working accommodation. She outlined that this is a transfer on the Parish balance sheet, the premises being discussed would be an asset. It is an opportunity to purchase a premises, with longevity; the value will only increase, should the Parish ever decide to sell. It is understood that there is a requirement for two buildings to operate for a period, and the Parish can achieve this financially. She praised the Parish team for finding the property and advised it is a good deal for the Parsh. Procureur Peter Pearce advised that the Street Cleansing team, had only moved to Lempriere Street on a temporary basis in the 1990's, following a landslide in Westmount Quarry, from where they previously operated. This temporary move has lasted over twenty years. Whilst expressing support for the proposed acquisition of 30-32 Devonshire Place, Procureur Pearce suggested that consideration be given to retaining Nos. 5 and 7 Lempriere Street. He further requested that consideration be given to whether the proposed scheme could be funded without the disposal of Parish-owned property. Procureur James Corbett noted that the proposed disposal of Nos. 5 and 7 Lempriere Street had been presented as part of the wider proposals before the Assembly. He observed that the Parish should ensure its property holdings continue to support operational requirements and represent an effective use of Parish resources. Discussion then took place regarding whether an amendment to the proposition could be proposed. Following discussion, Stephen Ahier advised the Assembly, that he wouldn't recommend amending a proposition that had been published in advance of the meeting, and suggested that the Assembly proceed with the proposition as presented. The Constable noted the views expressed by members of the Assembly and proposed that Item 2.3 be withdrawn to allow further consideration of the matters raised. Daren O'Toole proposed the amendment to withdraw Item 2.3 from the agenda; this was seconded by Heather-Anne Hubbell. A vote was taken and the amendment was approved 14 votes in favour, 0 votes against and 1 abstention. Following the amendment, the Constable proceed a vote for Item 2.1: the purchase of 30-32 Devonshire Place. It was proposed by Daren O'Toole and seconded by Jason Lagadu. The item was approved, 30 votes in favour, none against and no abstentions. Item 2.2: To approve an initial budget of up to £300,000 for the refurbishment of 30- 32 Devonshire Place, was proposed by David Croxford and seconded by Stephen Ahier. The item was approved, 30 votes in favour, none against and no abstentions.
66/26	**Item 3: To consider an application by La Bodega Limited in respect of Arroz, 41 The Parade, St Helier, who wish to apply for a Bailiff's Annual Entertainment (P49) Permit. The permit will allow light entertainment, three times per week, Thursdays, Fridays and Saturdays from 12noon to 11pm. The Entertainment will take place within 2-hour time frames, from 2pm – 4pm or 5pm – 7pm. Additionally, if the premises hosts private parties in the evenings, it is requested the entrainment take place after a meal, between the hours of 8 – 11pm.**
	Proposer: Sophia Lora **Seconder:** Erin Hopwood Sophia Lora, spoke on behalf of the application for a Bailiff's (P49) Entertainment Permit. She explained her business, which is situated opposite the Town Hall, has been open for some time. The company are seeking to provide entertainment in line with the agenda item. Chef de Police, Danny Scaife asked what form the entertainment would take. The applicant advised that it would be in the form of acoustic music, guitarists etc.

	Procureur Corbett asked if neighbouring properties had been consulted. The applicant said that they hadn't undertaken consultation, however, there are few residential premises surrounding their premises, and most of the nearby businesses are closed in the evening. There were no further questions from the Assembly, and the application was approved unanimously.
67/26	**Item 4: To consider an application by Premier Hotels Limited, in respect of Blakes Bistro, 59 – 61 King Street, St Helier, who wish to apply for a Bailiff's Annual Entertainment (P49) Permit. The Permit will allow live acoustic/background music, everyday (including Bank Holidays) from 6pm to 11pm; the sound being integrated into the existing speakers.**
	Proposer: Scott Vautier **Seconder:** Jonathan Herve Rory Lapidus spoke on behalf of the application for a Bailiff's (P49) Entertainment Permit. He explained that the premises are seeking to play background and acoustic music inside the premises and that no music would be played outside. Chef de Police, Danny Scafe asked what days the entertainment would take place. He was advised that it would predominately on a Friday and Saturday, but not on Sunday. Procureur Corbett asked if the applicant had consulted with neighbouring properties. The applicant stated they hadn't undertaken consultation, however, there are few residential properties near their premises, and that most businesses are closed in the evening. The applicant has met with the Environmental Health Department and has agreed to meet their requirements. There were no further questions from the Assembly, on being put to a vote the application was approved unanimously
68/26	**Item 5: To consider a representation by Premier Hotels Limited, in respect of premises known as Blakes Bistro, 59 -61 King Street, St Helier to vary the 3rd category licence, to extend the alfresco to include the original areas (A), measuring 12sq.m, (B), measuring 1.8sq.m and additional areas (C), measuring 2.4sq.m and (D), measuring 2.6sq.m; for which the premises holds a Chose Publique Permit**
	Proposer: Scott Vautier **Seconder:** Jonathan Herve Rory Lapidus spoke on behalf of the application for an extension to the premises alfresco area; he confirmed that there had been discussions with the Blue Note premise. There were no questions from the Assembly, on being put to a vote the application was approved unanimously
	The date of the next scheduled Parish Assembly is Wednesday 28 October 2026