

An Assembly of the Principals and Electors of the Parish was held in the Parish Hall on Wednesday the 26th June 2019 at 7.30pm to conduct the following business:-

- 1) To receive and if deemed advisable approve the Minutes of the Parish Assembly held on the 12th December 2018.
- 2) To Elect a Vingtenier for the Vingtaine of Des Marais.
- 3) To Elect an Officier Du Connetable for the Vingtaine of De La Rue.
- 4) To consider a proposal by the Connétable and Procureurs of Grouville to spend approximately £100,000 on the refurbishment of “Maison Le Maistre”, the Parish owned over 55’s properties. It is planned that the funds will be taken from the Maison Le Maistre account. For further information, please see the Parish Assembly tab in the Upcoming Events section on the Parish website- www.parish.gov.je/grouville or contact Grouville Parish Hall for a copy.

In the Chair: Connetable John Le Maistre presided over an Assembly of 15 persons.

Apologies: Deputy Carolyn Labey, Centenier Paul Godel, CO Robert Hurley.

- 1) The Minutes of the meeting dated the 12th December 2018 were agreed on a proposition by John Lamy, seconded by Chris Osgood.

- 2) **To Elect a Vingtenier for the Vingtaine of Des Marais.**

Centenier Nick Andrews proposed the election of Drew Livingston as a Vingtenier for Des Marais. Drew was an Accountant and knew the Parish well, having been a member of Grouville Battle of Flowers Association as well as Chairman between 2015 to 2018. Nick felt that his skills and experience would be useful in the Honorary Police.

Brian Godfray seconded the nomination.

There being no further nominations, the Constable thanked Drew for agreeing to put his name forward for this important Parochial position. The Constable then warned Drew to appear before the Royal Court on Friday the 28th June 2019 at 10am to be sworn in.

3)

To Elect an Officier Du Connetable for the Vingtaine of De La Rue.

Centenier Nick Andrews was delighted to propose the Re-election of Paul Robinson as Constables officer for the Vingtaine of de la Rue. Nick felt that Pauls experience in the Honorary Police, as well as his other interests made him a very useful member of the Honorary police.

Centenier John O'Brien seconded the nomination, agreeing with all of Nick's comments.

There being no further nominations, the Constable thanked Paul Robinson for putting himself forward once more and requested that he liaise with the Secretary to arrange his swearing in.

4)

To consider a proposal by the Connétable and Procureurs of Grouville to spend approximately £100,000 on the refurbishment of "Maison Le Maistre", the Parish owned over 55's properties. It is planned that the funds will be taken from the Maison Le Maistre account.

The Constable read the following report-

Maison Le Maistre consists of eight one-bedroom cottages, one one-bedroom flat and one two-bedroom flat. They were completed in 1989. 50% of the funds to build the properties were raised as a loan from the States of Jersey at very preferable rates at that time. They were built to provide affordable homes for the elderly of the Parish. As the project was effectively subsidised by the States the initial rents were set at a very low level. As there is financial support through the income support scheme for tenants to be able to pay more realistic rents, the Parish considered the rents paid for each property last year and have adjusted some of them so that they are more equitable. We consulted Andium (the States owned affordable housing provider) and have set our rents at the lower end of their rent scale for similar properties.

As a Parish we consider that we are responsible landlords and want to be part of the 'Rent safe' scheme. To be a member of the scheme we must make sure that our properties are of an adequate modern standard. We have continued over the years to carry out routine maintenance but have not done any major refurbishments in that time. We have assessed the properties and have acknowledge that we need to replace the double-glazing units, kitchens and bathrooms which have come to the end of their useful life and have had quotes to carry out this work including any remedial work needed to make things good.

The decision to raise some of the rents was not an easy one but we believe was the correct one. It makes sure that we have on going funds to keep the properties in good order for our tenants to enjoy.

The Maison Le Maistre accounts have bank balance reserves of over £500k. The rental income before the rent review was £66,648 per annum.

	<p>The rental income after the rent review is £97,444 per annum.</p> <p>The netbook value on the balance sheet of the 10 properties after depreciation is £80,795, which is obviously considerably less than the market value.</p> <p>Once the properties have been refurbished to the high standard proposed, they will not need any further work for some time. The Constable and the Procureurs strongly recommend that we go ahead with this work.</p> <p>As there were no comments or questions, the proposal to spend the funds was agreed on a proposition by Centenier John O’Brien and was seconded by Surveillant Linda Bois. The proposition was supported unanimously by the Assembly.</p> <p>There being no further business, the Connetable declared the meeting closed at 7.45pm.</p>
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