

On the Thirtieth Day of May Two Thousand and Seventeen

Paroisse De St Pierre

533

An Assembly of Principals and Electors of the Parish of St. Peter will be held in the Parish Hall on Tuesday 30 May 2017 , in the Parish Hall at 7.30 pm to:-

- 1. Receive, and if deemed advisable, approve the Act of the Parish Assembly held on Tuesday 24 January 2017.**
- 2. Take into consideration the following application for recommendations to the Assembly of Governor, Bailiff and Jurats of Licences for the year 2017.**

**Name: Mr Cyrille Laurent Philippe Bachelet
26 La Grande Piece
St Peter
Jersey
JE3 7AE**

Category Sixth Category

**Business: Harrys Limited
26 La Grande Piece
St Peter
JE3 7AE**

- 3 To elect a Vingtenier for Vingtaine des Augerez and for Vingtaine St Nicolas, for a period of three years**
 - 4 To elect an Officer du Connetable, for Vingtaine du Douet, for a period of three years.**
 - 4 To receive an update from the Andium Homes Team on the “Ville du Manoir” project for St Peters First Time Buyers.**
- 1 On the proposition of Kerry Sharman, seconded by Julia Quenault, the minutes of the Parish Assembly held on Tuesday 24 January 2017, which had been previously handed out, were approved.**

- 2 The application for a Sixth category licence for Mr Cyrille Bachelet was proposed by **Mr Malcolm Gateley**, seconded by **Mr Mark Houghton**. The Constable asked Mr Bachelet to explain to the Assembly how the business works. Mr Bachelet explained he will be selling wine and beer online; his customers are online and pay online. The orders are automated and these go directly to the office in France. Once goods arrive at the harbour, they are collected by Ferry Speed who collects the items from the docks and delivers straight to the customer. Not a wholesale business. The Constable asked that would there be any deliveries to his home address for which Mr Bachelet confirmed, no none what so ever.

As there were no further comments or questions from the Assembly, the Constable confirmed this item approved.

- 3 **Christopher Le Brun** was nominated for the position of Vingtenier for des Augerez and proposed by **Richard Vibert**, seconded by **Alan Dix**. Richard Vibert confirmed that Mr Le Brun has spent many years in the Honorary Police; this will be his 4th year with us. He has retired now and has been in the role of Constables Officer and Centenier in the past so good to have him back as a Vingtenier and looking forward to supporting in this role and hopefully as a Centenier in the future. Mr Dix also confirmed that he has known Mr Le Brun a long time and a pleasure to second him for this position.

Pavel Bosak was nominated and proposed by **Richard Urban**, seconded by **Richard Vibert** for the position of Vingtenier for St Nicolas. Pavel is already a Constable's Officer for the parish since November 2015.

Pavel is quickly becoming a valuable officer, originates from the Czech Republic and is admired for his efforts in learning the ways of the honorary police.

As there were no further nominations for the two positions , the Constable thanked them both and confirmed that the nominees need to be available to be sworn in at the Royal Court on Friday 02 June 2017 at 10.00am.

- 4 Nomination for **Caroline Slowey-Dickinson** was proposed by **Richard Vibert** and seconded by **Richard Urban** for the role of Constables Officer for Vingtaine du Douet. Mrs Slowey-Dickinson offered her services via a recruitment drive by the honorary police at the local Co-op Grande Marche (which was successful for 3 parishes).

As there were no further nominations the Constable congratulated Mrs Slowey-Dickinson and asked her to confirm the date she can attend court due to prior work commitments.

The Constable wished to state that due to the recent occurrences in Manchester, he has the community in his fore mind and here in Jersey we have people who have given their time and efforts for many years supporting the community and he wished it to be noted that he gives his heartfelt thanks to them all. St Peter is highly regarded as a unique community spirit and admired by many. Voluntary workers help to make St Peter special.

- 5 The Constable addressed the assembly, the First Time Buyer scheme is a torturous route to go down, attending the assembly this evening we have **Carl Mavity** from Andium Homes along with **Bob Godel** of Godel Architects. Hopefully people attending the assembly this evening would have already seen the concept of the type of thing we are putting together to share with planning.

He then asked Carl Mavity to address the assembly:

A power point presentation was shown via projector and screen to the audience (see appendix 1)

Talk about the process

Progress

Scheme outline we only have an outline at the moment

Programme in hands of planning process.

Carl will answer any questions at the end however this assembly will not be the last opportunity to do this.

Andium have an unusual process, the Island Plan is approved by the States of Jersey, and our site is outside the Island Plan so the plans have to be dealt with differently. The outline application is light on details but allows us to approach in a sensible way. The process, planning will appoint a non-Jersey Inspector to look at the evidence to justify why the site should be developed, the key point is to demonstrate that homes are needed. There are not enough homes in the current system for people to buy affordable homes.

We have applicants on the Parish list and the Affordable Housing Gateway; we need their help to build evidence of the need for the homes.

Andium have recently sent an email to all applicants that have yet to complete the Affordable Gateway application and asked for these to be completed and to return them by 01 August 2017.

Houses are expensive, we need to show evidence that people out there cannot afford. A deferred payment scheme needs to be in place to make these affordable.

Andium need all the information they can receive from applicants, not that they wish to be nosy but to help then realise the need of the people and to take this to the Inspector who then feeds back to the Minister,. If the outline is approved, Andium can then buy the land and deal with all the details of the homes, interiors etc.

The progress of the scheme is led by principals of the Island Plan, density, best use of land etc. The density of the land is between 65-85 homes however Andium are going for the lower end of 65 for the range of the development.

We have big principals to agree and asked for Bob Godel to explain this to the assembly.

(The Constable asked for Carl to explain the results of the open days that Andium have been holding: At the moment throughout the Island there are over 700 families looking for affordable homes –over 100 from St Peters. There is no doubt that there is a demand for homes, there is no doubt there is a demand for homes in St Peter. The independent Inspector needs convincing and the evidence needs to be robust).

Bob Godel addressed the assembly, he re-iterated what had been previously said and the concept of what is being shown, the feasibility options, looking at the capacity of the site and to see what works with parking spaces etc.

The diagram presented has been put together with input from consultations, a traffic engineer had been appointed to the scheme and DFI (Department for Infrastructure) for access to the site.

There are to be two entrances, one off the main road and one from Route du Manoir. The types of houses are similar to the homes at Bel View in St Brelade, 3 bedroom units/ 2 storeys with minimum standards. There will be parking areas with easy access with a 70sqft garden (minimum) with store within their private space.

Advice from planning has been received on lighting for parking spaces, 2 spaces per unit and to provide more visitor spaces. Roads will be wide enough for access.

Hopefully all this will fit in around the village scope. There will be a perimeter path around the site as they understand that the current hedge is a valued part of the village feel and St Peter wish to maintain and enhance this. A village focal point will come together.

There will be 65 3 bedroom homes plus 2 parking spaces with sufficient visitor parking. Much more discussion is needed for planning as we are still at early days. All comments are needed.

Carl Mavity re-addressed the assembly.

Programme: big principals to be discussed at the meeting with planning on 12 June. Will give all this communication back to the assembly. Andium need to get to know the applicants, know their needs to help them put things together. Once all this has been received the planning application will be put together. They do not know when the Inspector will look at this. They could possibly be starting the site at the beginning of 2018.

Any questions:

Question: these will be 3 bedroom houses, why have single flats not been discussed for single people.- Flats tend to be built in already built up areas, Andium are already building a lot of these. The principal demand is for family homes in out of town sites as these areas are better, flats tend to be built in St Helier. Young couples want 3 bedroom houses as they can only afford to buy once and not have to move again. Andium are working on assumptions of feedback already given.

Question: if planning consent is given, how long will the building take?
The building of the houses will probably be phased and would not like to do all 65 houses in one go; phasing plans work better e.g. 20, then 20, then 20 etc. Get people moved in on site as soon as possible.
Normally takes 12 months to build.

Question: What type of homes are being built- are they ecological?
Andium build good quality homes to last, they are in the business and have experience. Homes will be built with materials that last and that are in stock for the future years rather than go to replace something and the item has been discontinued. The homes are 1000 sqft.

There are over 135 people on the St Peter list, many people move off this list everyday.

The Constable is mindful of the fact that people are waiting to find out if they have been successful in their application. There is motivation to get a decision rather than a delivery as not fair on keeping applicants waiting. The Constable is in constant touch with Andium and Andium have other schemes too that could be an option to offer unsuccessful applicants.

Question: Cost of homes

??? Andium will sell the homes to a qualifying person for 75% of the first time market value. Possibly £400, 00.00. Until a fixed design Andium can only value off plan. The Island Plan set targets for a 3 bed property at £360, 00.00. The building of these home are do-able, they are not having a developer making a profit.

Question: If a percentage of applicants are refused and then those who have been successful decide to drop out, can they re-allocate the home to a refused applicant.

This is to be discussed with the FTB committee at the next meeting; ideally there would be a list of confirmed applicants, a list of reserved and a list of maybe with an alternative site in mind somewhere else with Andium.

Question: Access to the site was mentioned from Ville du Manoir, can this road be widened to stop build- up of traffic at the junction.

Yes, there is potential to widen this road so far, Andium are aware of traffic issues and will need final feedback from DFI.

Question: Is a deposit required and how much

This is not yet known, historically a deposit is important, and however, this will be reflected in the fact of it being an affordable housing scheme. This has to be confirmed as the discussion has yet to be had. They can pitch the deposit accordingly to applications, people can't afford to lose a deposit and Andium are not into making profits. Andium will make the decision if a deposit is needed or not.

As there were no further questions, this brought the meeting of the assembly to a close.

The Constable thanked Carl Mavity and Bob Godel for their attendance. He also apologised for the absence of the Procureur Nigel le Quesne who could not attend due to his recovery from a recent illness.

As there was no further business the Connetable thanked everyone for their attendance at the assembly.

This concluded the business of the Assembly.