

5 The Constable explained that this will be a fixed item on the agendas going forward.

He confirmed that a binding legal agreement had been done and that Andium are bound to work on behalf of the Parish.

Godel Architects are preparing paperwork and have been working with Andium Homes to ensure they have all the relevant information (they have a meeting with the Planning Officer on 31 January 2017) to discuss plans. The Architects have a list of people they wish to have discussions with and should, later in February be able to state where we are and offer the outlines of plans etc. Indications are positive but we have many hurdles still to go. The Constable cannot see anything happening until the 4th quarter of this year.

Mrs P De St Croix asked to address the assembly as she was unable to attend previous meetings. She had done some research and found that there IS an alternative to the Manor Farm field. She has approached the owners of field P196 and was advised that the field had not been considered as it was “out of the zone”. The field could accommodate 65 houses and is close to all amenities and near a bus route. She wanted to know why were a number of fields on Route de la Pointe included in the first place if there was no possibility of them being used leaving Manor Farm the only option.

The Constable replied stating that Planning were approached and we were advised what to look at and to ensure all sites were contiguous with existing built up areas. In view of this everything west of Rue de la Pointe is not contiguous with the plan plus a lot of people at the previous assembly were against this area being considered. This also would not be approved by planning.

At the beginning of this scheme the media were involved and a lot of landowners came forward offering sites, a lot of these fields were not viable due to utilities etc., the team looked at all the fields in good faith and with advice from planning. Other non-offered sites were looked at but were not viable in costs or planning. All work done so far has received advice on what we should look at.

Mrs de St Croix is in receipt of the matrix that was handed out back in April 2016 which shows Manor Farm comes out on top, this is however a good quality field for agricultural land, should this be accepted.

The Constable advised that the Planning Minister will look at all aspects and parishioners will be able to offer any comments and the officer will be open to everyone’s views.

Mrs Jean Holmes stood to address the assembly, she mentioned that the matrix (graph) that had been handed out in April 2016, needed to be done again and that we should start afresh regarding the project as there is a big mistake on it as the wording on the map has the wrong field number printed on.

The Constable could not comment about this at the time as he was not in receipt of the graph and said he would look into this. He did however confirm that the Parish had agreed to go ahead as the picture on the plans was in fact correct. If Mrs Holmes disagreed she is entitled to call a “Requette” where a minimum of 10 people are required to bring this to an assembly for a single item agenda.

Mrs Holmes feels this is a very large invasion of the parish; it is prime agricultural land we are using... Will there be a roundabout required? The Constable responded by saying she was going into great details of a plan she wants the parish to withdraw.

Mrs Holmes replied by saying that the parish need to do a bit of sorting out and that she will do her best to knock this scheme back.

Mr Avery asked the assembly to clarify that it was mentioned that there is a binding contract between Andium and the owner but also mentioned that there is a contract between the Parish? The Constable confirmed that Andium are the negotiators for the Parish.

Mr Avery asked are the parishioners to be advised of the contract details? The Constable advised that as this commercial in confidence the information cannot be given out. Andium are funding the whole project and are acting as agent, finders and developers. Mr Avery understood but was still not satisfied, when the project was originally mentioned it was said that the Parish will keep 25%, the Constable confirmed that no money was being kept, 25% of the value is to be held in a bond and there will be a trust to hold the bond.

Andium Homes have been advised not to sell the homes for more than £340, 00.00. Three quarters of the market value will be determined by the Quantity Surveyor and the landowner will take the hit of any reduction in price. (In reality the property developers would normally make between 12-16% profit). The landowner in question will accept the lower value as the binding agreement states they cannot go elsewhere to sell the land.

Mrs de St Croix asked if the landowner still rents out fields, why is he selling the land when he could rent it out. In the Constables own words it was said that it is probably cheaper to sell the land for development than it would be to buy more land to extend the farm.

Another parishioner asked if it could be clarified- How does the bond work and how do they not profit.

It was confirmed that the first buyer can only own 75% of the home; the 25% goes into a bond which is recycled to the second owner who will equally pay 75% of market value. This is done as a percentage as the market value can change.

Discounts get passed on to subsequent owners in perpetuity. The criteria for each buyer will be the same every time; they will have to go through the Affordable Housing Gateway portal. The offer of the properties will be offered to St Peters people first but this will be done on a point's basis so the more points you have the better outcome for the possibility of a home.

It was asked when would the parish stop taking applications,- Fairly soon as once we have an indication of the probability of the site going ahead we need to let people know so they are not waiting to know if they have been accepted or not.

It was asked would the parishioners ever know how much the land was sold for, the Constable said yes as it has to go through court for land transactions and will be available to the general public.

As there were no further comments, the Constable thanked everyone for coming.

This concluded the business of the Assembly.