

On the Twenty Sixth Day of April Two Thousand and Sixteen

An Assembly of Principals and Electors of the Parish of St. Peter will be held in the Parish Hall on Tuesday 26 April 2016, at 7.30pm to:

- 1. Receive, and if deemed advisable, approve the Act of the Parish Assembly held on Tuesday 29 March 2016.**
- 2. To receive a presentation from the First Time Buyers affordable homes project group.**
- 3. To receive an evaluation of potential sites for the development of affordable homes and receive the project group's recommendation.**
- 4. To authorise the Parish to make a planning application on the project group's recommended site for (in the region of) 40 homes by voting in a ballot.**
- 5. Subject to approval of item 4, to authorise the Constable and Procureur to engage with Andium Homes to secure a binding preliminary legal agreement with the landowner and vote thereon.**

Pre-registration required for those wishing to vote available from 7.00pm

- 1 On the proposition of Mark Capern, seconded by Alan Dix, the minutes of the Parish Assembly held on Tuesday 29 March 2016, which had previously been read out by the Parish Secretary, were approved.**
- 2 The Connetable welcomed everyone for attending this Assembly and introduced both Ian Gallichan and Carl Mavity from Andium Homes, Jenney Holley and Eric Le Ruez who are both part of the St Peters First Time Buyers Team, Ralph Buchholz from Planning and Paul Scally, the Parish Lawyer from Le Gallais & Luce.**

Apologies were given for fact that the previous Assembly originally booked for Monday 18 April had not gone ahead, due to not enough time and various opinions of where the sites were, it was decided to postpone the date until today and offer a larger venue to incorporate everyone.

Back in 2014, when the Constable held his nomination meeting, he said that he wanted to do something for First Time Buyers, (we currently have Maison Le Marquand and Queens Jubilee Homes for the Senior members of the Parish) and felt that it is increasingly difficult for young people to get on the property ladder. There are other schemes within the Island but not the same as what St Peter wish to do. St Peter wish to offer a model proposing a bond of 25% of value with the 75% balance being found by the First Time Buyer, e.g. A property valued at £400,00 they would pay £300,00 and the remainder bond of £100,00 remaining in perpetuity. It has been noticed in the States that every 5- 7years there is a fall in properties being built and values increasing. This is no good for young families, hence the motivation for this model. It is a parish led scheme and applicants must have strong links to the Parish.

The current 105 applicants have been asked to go through the Housing portal for the gateway process. This focuses on real people who would normally be destined to live in rental property for their foreseeable future.

The project group for this idea was set up 12 months ago and this Assembly will offer a background of the processes so far, details of the assessed 14 sites and a matrix will be handed out with a plan to enable the Assembly to understand why we are recommending this particular site.

The Connetable passed the floor over to Jenny Holley who went through the processes so far:

We have asked the Parish what they thought about this idea by ways of holding Parish meetings, publications in the Parish magazine (Les Clefs) and also Parish workshops. The FTB Team was formed in January 2015 with discussions taking place in February of that year with Parish committees and Social Security. In March 2015 an advert in the JEP went in asking applicants to complete an application form to see what sort of demand was out there for these types of homes.

Media releases and interviews (Radio, TV and JEP) were held in April 2015.

A number of landowners came forward and the Planning department looked at these sites.

In June 2015 the first formal workshop was held which attracted around 20 people, where the Constable explained his plans.

In August 2015, on the advice of Planning a major consultation event was held (22/08/15), this was a morning session with invitees only (ranged from Adjoints from previous elections, Honorary Police, Rates Assessors and officials from clubs and associations). This attracted around 20 out of the 40 people invited with David Ogilvie, a Facilitator who had worked with “Future St Helier” running the session.

The afternoon session (which had been advertised) attracted 19 people. Plans were on display with postcards for people to complete with their feedback. There was a lot of material and feedback received.

From August 2015 until March 2016, all the materials had been left on display in the Parish Hall for people to come along and have a look. Every edition of the Parish magazine held some form of information regarding the scheme.

On 22 March 2016 a Public meeting was held which attracted 100 people with a general acceptance of the scheme where location was the most single item on the agenda. We want to keep the development costs low with consideration for traffic flow, pressures on facilities such as the schools.

Every opportunity has been taken to ensure every step taken is correct.

Some of the sites offered were remote and costs to have services put in are expensive, this impacts on the costs on affordability for the model and thus makes you focus your attention for the correct site.

Before proceeding, the Connetable asked for any questions so far from the floor:

Out of the postcards handed out and the 20 people attending the workshop- how many postcards had we received back

Are we impressed with the low turnout of the consultation process?

The Connetable advised that only a few postcards, if any had been returned. It is unfortunate that there seems to be a lack in response to any assemblies that are held in the parish, not just the consultation one, when we offer the annual reports out to parishioners regarding setting rates; we receive a low turn -out. It is unfortunate and without dragging people in not a lot more that we can do other than continue to advertise the events as we always have (JEP, Parish website and Church Notice and emails).

- 3 The Connetable had the plan and matrix details handed out to attendees of the Assembly. (Copy attached).

As you look across the matrix this provides information of the sites considered and reasons as to whether favourable or not. Due to the factors considered it is recommended that Field 632 / part of Field 559 (making the corner of La Grande Route de St Pierre and La Route du Manoir) are considered.

(Mr Evans) A question from the floor- All sites chosen are in the green zone, is it not therefore a case that the whole Island plan needs to be reviewed.

We have no mandate to look at the Island Plan, only in St Peter. We have not only looked at all the offered sites but other sites around the Parish were looked at too. There are no other sites on the list

The field in question has a maximum density of 65 sites with no amenities. Therefore we have always said to look at 40 homes.

No other part of the Parish will be “pinched”. There is a demand for houses out there.

Question from the floor- The proposed site; is this on a green zone of the Island Plan?

Ralph Buchholz stood and addressed the Assembly- all sites are on the green zone. The Island Plan identifies where houses can go – Spacial Strategy. Planning is in the process of asking all Parishes for sites for First Time Buyers. The Housing Strategy shows there is a demand for affordable housing and the process goes down two avenues, the first is approval from planning, identifying all sites that have been reviewed. This then goes to the States for re-zoning (Article 12) where an application can be made with a Public enquiry. Evidence is required for this and Island wide comments are available. An independent Inspector oversees this and reports back to the Minister.

Question from the floor- Does the Island Plan cater for First Time Buyers?

The Island Plan is based on demand; this predominantly shows current housing needs for greater demands. Is there a need to change the Island Plan? Is there a shortfall in the Island Plan? Is it up to individual Parishes to source the needs?

There is a constant review of the process- Affordability of a site is always going to be a problem.

Question from the floor – Traffic in St Peters is always a problem, is this going to be worse, where are we going to put another 40 houses once this site has gone ?

The Connetable replied- Ville du Bocage was once a plot built on in 1973, the Housing Committee developed La Grande Piece- demand was there.

Ville de l’Eglise was built because a demand was there.

We have a growing population and there is a gap in the market and as the current Connetable, I need to assist in this. Wherever we build there will be the same arguments and we need to have a pragmatic view, I have to do the best for the young people. It could be argued that most of us are part of the problem but we have to ensure our Children and Grandchildren get to enjoy what we have got. We are a society who can help people, St Peter has a community that care for people and we need to make sure the right process is in hand and are doing it for the people of the Parish.

Tonight is a step along a long path; this allows the Parish to take things forward. The objective to see is not the houses but wanting to establish the model for affordable housing in perpetuity, this is not here yet but we can try and make life more affordable.

Graeme Le Lay- A parishioner who had attended the workshop mentioned earlier, stated that there had been a clear understanding that no site would be built on agricultural land and we need to protect agricultural land, under Policy SP1 there was a clear and demonstrable need in St Ouen, St Martin, St John and Trinity- all Rural centres . Where now, does St Peter come into this? There is an Island Plan that covers the entire Island, Why does St Peter now want to join in?

St Peter-Why Not?

Various comments from the floor-

105 connections to the Parish have applied, St Peter has to do their part, and it is a small price to pay to give Parish youngsters a chance to buy their own home.

A Parishioner stood here 20 years ago when Clos des Charmes was discussed but this was not for First Time Buyers, affordability to buy is still an issue unless a scheme like this is needed- we need this.

Richard Vibert stated that, as a Father of two, who both have returned to the Island after further education and cannot afford to buy, this project is needed. Green zones are important but this project is for the greater good as there are exceptions to every plan.

It's okay for people to protest but where will these people go and live? Please think carefully when voting.

A 25% bond- how can the applicants go somewhere else when no other Parish is offering this scheme.

A member of the audience from another parish had offered a piece of land elsewhere to be considered, the Connetable confirmed that Planning had considered this site and said it would not be considered for new houses.

On the financial aspect, can the Parish afford the Capital, we are advocates to protect agricultural land, we have a growing population and once the land has gone, it's gone. Will this be affecting our rates? There are still a lot of brown sites available. What are the risks?

Ian Gallichan from Andium Homes stood to address the Assembly.

Andium have offered advice and expertise on this, a 3 bedroom house can be done for a residual value of £300, 00-£310, 00. It is a Not for Profit organisation, they can access the finance and the numbers for demand are there from the gateway. There is no risk to the Parish; Andium homes will be taking the risk. They will show transparency, the books can be looked at.

The Connetable confirmed that 25% of the value will be held in a bond. No money allocated. The value of the properties will follow market trend.

Can we ensure that when re selling this will go to someone in the Parish- No. If we put more covenants on the harder it becomes.

Paul Scally stood to say we cannot restrict who we re-sell to, this is a good scheme. The statistics for housing prices are good with no significant drop; there is no concern for the Parish.

The Connetable stated there will be no cash contributed to the bond.

Will the houses always be First Time Buyer led- Yes.

An Architect will look at this site, a public inspection will be done and its views will come to a Parish Assembly. The Ministers views will come to a Parish Assembly. All processes will come to a Parish Assembly.

The Island plan makes provision for this sort of thing; this Assembly is only part of the process.

The Connetable knows that traffic flow is an issue and is working with Liberty Bus on this.

- 4 The Connetable asked for the Assembly to make their vote via use of the ballot slips. These were collected and counted. The ballot papers were verified by **Kerry Sharman** and **Edwina Potigny**.

117 Votes For

49 Votes Against.

- 5 The Connetable explained to the Assembly that item 5 on the agenda was particularly written as one of the Procureurs is the owner of the field in question.

Andium Homes would take over as absolute transparency is requested. No connections to the Parish. Mrs Quenault (Procureur) will not be taking part in any of the process.

Ian Gallichan confirmed again that Andium have the ability and expertise to work on the legal agreement with the landowner. The Constable is the client and there will be an open book policy. Residual land value= Affordable property. If this does not add up then the deal will not happen.

Paul Scally said the landowner has agreements in place subject to planning being granted, the landowner could say that they do not agree with the price.

What happens if it doesn't go ahead- what happens to the agreement (subject to approval from planning). We cannot get planning if no formal agreement is in place; we need the agreement to prevent the landowner from going somewhere else. This is subject to parish approval. This Assembly is asking for permission.

Question from the floor- Should this agreement not come before a Parish Assembly to be agreed first?

No- this is what we are asking the Assembly to vote on now.

We need to protect the Parish- Andium Homes will bear any costs if this does not go ahead.

The Connetable asked for the Assembly to make their vote via use of the ballot slips. These were collected and counted.

The ballot papers were verified by **Keith Capern** and **John Cabot**.

125 Votes For
38 Votes Against.

In bringing the Assembly to a close the Connetable thanked Jenny Holley for preparing all the paper work; this has been a tremendous amount of work.

He acknowledged Eric Le Ruez, who was previously Chief Officer of Housing/ Property Holdings for his extensive property knowledge.

He also wished to thank Jon Welsh.

Thanks to Andium Homes for administering the scheme. Thanks to Ralph Buchholz and Kevin Pilley and to Paul Scally and to the office staff at the Parish.

We will do our best to update the Parish website and also advised that if anyone wanted to be part of any future Assemblies to email into the parish hall and ask to be included onto the mail list

This concluded the business of the Assembly.

26 April 2016

**J M Refault
Connétable**