

The Thirteenth Day of September Two Thousand and Seventeen

Paroisse De St Pierre

An Assembly of Principals and Electors of the Parish of St. Peter will be held in St Peters Youth & Community Centre on Wednesday 13 September 2017, at 7.30pm to:

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

- 1. Receive, and if deemed advisable, approve the Act of the Parish Assembly held on Wednesday 06 September 2017.**
 - 2. To receive a report on progress from Andium Homes regarding the Ville du Manoir First Time Buyer in perpetuity scheme**
 - 3. To receive a presentation of the draft Ville Du Manoir scheme plans and layout**
 - 4. To approve the submission of a planning application of the draft scheme plans and layout, as presented in 3. above to the Planning Department for Ville du Manoir.**
- 1 On the proposition of **Thomas Du Feu**, seconded by **Alan Dix**, the minutes of the Parish Assembly held on Wednesday 06 September 2017, which had been previously handed out, were approved.

Before proceeding with the next item on the agenda, the Constable gave apologies for the two Procureurs and also the Chef de Police. He then gave a brief background of what, as Constable he aims to deliver to the community, as Constable and a States member; he has the overview of the parishioners of St Peter and is looking after their interests.

The First Time Buyer in perpetuity scheme for St Peter gives the opportunity to people to afford their homes by way of a scheme that holds 25% in a bond and then 75% is to be found by the purchaser. Other parishes have come forward as they are also interested in the scheme that St Peters are offering.

The Constable thanked the initial steering group that compiled reports and assisted with plans and gave their input on how we should go forward. These plans went to an Assembly in April 2016 where the site was agreed – **Field 632 and part of Field 559 in St Peter.**

The plans and designs for this scheme have been overseen by Carl Mavity of Andium homes.

The steering group have gone over other sites but these were not appropriate for services and planning etc. Planning only wish to consider sites that are contiguous with built up areas.

In the April 2016 Assembly it was made clear that they did not want the Parish to take on any risk and from this Andium Homes have agreed to carry all risks involved, if for example this scheme does not progress then Andium will bear all the costs involved.

- 2 Carl Mavity introduced his team, Bob Godel-Lead Architect with his assistant Paul Satchell, Stuart Hutton, he will deliver the project if approval given. Ian Gallichan, Chief Executive Officer for Andium and Janet Ryding who has been dealing with the information from all the applicants.

Carl confirmed to the Assembly that back in April 2016 the Assembly approved that Andium negotiate with the land owner and undertake the development.

Progress is in place subject to Planning permission, if this is a Yes then they can transfer ownership.

All the work involved so far is as much work involved with a planning application, they have left no stone unturned. They have had various consultations:

They have left drawings at the Parish hall, involved an oversight group and they have a website: <http://www.andiumhomes.je/findahome/Pages/VilleDuManoir.aspx>.

During the time they have been involved they have only received 2 negatives. They have been involved with traffic consultations, the Education Department, Historic buildings and Environment. A chart was shown with a power point presentation.

Andium have done consultations with both planning and the housing department for housing needs.

Currently there are 242 applicants, 179 of these are registered with the Affordable Housing Gateway and 121 of these have links with the Parish. There are to be 65 homes. Clearly this shows there is a demand for more homes.

Allocations for the homes can take place once planning permission is obtained, final details of the allocation policy is subject to agreement of the Housing Minister. Priority will be given to people with links to St Peter. Actual allocation and order for choosing homes will be determined by a draw creating a rank order. A small refundable deposit of £1,000 will be required as they need to have buyers for homes before they build. If you change your mind you can get this back.

An additional deposit of 5% is then required before completion as Andium do need commitment. This is to be paid 12 months prior to completion of the individual house allocated.

Andium Homes appointed Gödel Architects. The Island plan has a special strategy and land use, this sets indicative densities for how many homes can be built on the piece of land (normally 60-80 per acre). Andium have designed 65 so at the low end of the Island plan density figure.

Andium are grateful for insights from the Parish and the Oversight group.

3 Bob Gödel stood to address the assembly.

Some people may have seen the drawings from the last meeting, in principal the scheme remains the same. This scheme developed for the First Time Buyers is based on La Providence, St Lawrence with the houses designed around parking spaces. Principal to the scheme is an urban planning perspective; there will be a public green to enhance the heart of the village.

Since previous meetings, DFI (Department for Infrastructure) have given traffic indications, initially there were 2 entrances to the site, after talks it has been decided to only have 1 with access off the main road, La Grande Route de St Pierre.

The 3 bedroom houses will be similar in internal design to the homes at La Quennevais that some parishioners had access to look around. These will be no less than 100sqm, different variations of houses to show visual interest. The site is baron from an ecological view; this will enhance the wildlife in the area. A hedge around the perimeter to keep as much hedge as possible. A sense check has been done on the designs with fire and the utility companies and bin men.

Four house types will be designed for architectural interest and to introduce deviation.

A lot of discussion has been had with traffic consultants (K R Synergy) and DFI, there is a proposal for greater pedestrian need. La Route du Manoir is to be widened at the junction. A pedestrian route will be put in place around the entire site and the current bus shelter will be re-designed.

The application goes to planning as an outlined application, discussed this with the planning department and have nearly everything approved apart from exterior materials. The house numbers, layout, size and height will be initially agreed. Planning is supportive at this stage. The area will be sympathetically landscaped.

Carl Mavity stood, the next step if Assembly is content is to submit the application to the planning department, this should be done by the end of September 2017. The scheme needs an independent inspector to look at the proposals, this could take 6 months so hoping to have a decision from the Environment Minister by April 2018.

Allocations of plots can then be done April/ May 2018. They will need to procure a contractor to build the homes and expect to sell the first phase of homes by end of 2019.

The Constable asked Mr Mavity to expand on the process, how parishioners can help:

When the application is received, this gets referred to the inspector appointed by the Judicial Greffe. He/ She will hold a public examination where anyone that has a view can give this to the inspector either in writing or in person. It will be a UK based inspector, similar to what the planning department use for third party appeals. The ultimate decision is in the hands of the Environment Minister by April 2018.

The Andium homes website will be updated.

<http://www.andiumhomes.je/findahome/Pages/VilleDuManoir.aspx>

Questions:

Was there anything happening to the main road?

Apart from the kerb line on both side of La Route du Manoir being curved and the road being widened no change to the main road La Grande Route de St Pierre.

The constable is in talks to get more bus services around the area to try to reduce less traffic.

Have we stopped taking names for the list?

The affordable housing gateway will continue to take numbers; people have also removed their names from the list.

It was stated was this fair to the people who have been on the list since day one and have been waiting a long time.

Until we have a viable scheme we will continue to take names- providing the housing minister accepts that the list is closed, they can then close it. Andium hopefully have enough people to show evidence the need is there.

What is the proposed value?

Mortgages are to be dealt with by private arrangements so people should have a mortgage in principal already set.

Values = to provide @ 25% below market value, various different sites with subtle differences in value.

Working assumption of the size and location = £440,000 market value deferred to £330,000. Cannot confirm this until the scheme is confirmed by planning, the purchaser would choose the plot conscious of its value. The 5% deposit is based on the 75% value.

As there were no other questions at this time, the Constable took the opportunity to read out sections from a letter from the Housing Minister Anne Pryke to Ian Gallichan CEO of Andium that had been received on the day of this assembly.

The Housing Minister wrote to support the Parish of St Peter's proposed First Time Buyer's development; this will make a significant contribution towards meeting the demand that exists for affordable home ownership in Jersey.

The scheme is consistent with the objectives of the Jersey Housing Strategy. There is an established need and demand for affordable housing for purchase as a mechanism to ensure that ownership is accessible to those who cannot afford open market housing. The scheme at Ville du Manoir will contribute towards meeting this need.

There has been a significant level of co-operation between Andium Homes and the Parish in bringing forward a potential FTB scheme at Ville du Manoir , and she is of the opinion that other parishes should adopt this model of provision in order to deliver much needed affordable housing. A high level of consultation has been carried out with parishioners to determine the type of level of need within the parish and feedback indicates that there is a preference for a three-bedroom provision on this site.

In view of all this, she is re-iterating her support for the proposed housing development at Ville Du Manoir and the partnership between the Parish of St Peter and Andium homes.

The Constable confirmed that St Ouens parish have been in contact as they wish to do a similar scheme as well as St Martin and also Trinity have done a deferred scheme.

Mr Alan Dix stood, ex Roads Committee member, stated that he feels that items have been omitted from tonight's assembly.

In the April 2016 assembly the parish stated that we were seeking permission for approximately 40 homes. He understands densities of the homes but feels that the assembly should take this into account before they decide.

Carl Mavity replied that 65 homes are at the bottom end of what is acceptable by the Island plan; they have been guided by the professionals as to what our scheme should have.

The Constable said that since last year, the fewer the homes the less viable the scheme is for First Time Buyers. We have also had various assemblies since April last year where we have stated to the assembly that the number would be 65.

Father Philips addressed the assembly- he advised that he has heard for and against the scheme. The main worries regarding the scheme has been the design and how it will affect the looks of the parish- from what he can see from the designs shown is that the hedge will be kept in situ, this makes it look like a village, the greenery in the area matters for looks, safety and noise reduction. He feels the needs of the parishioners have been catered for and he approves and accepts the need for this scheme.

- 4 The Constable addressed the assembly, he advised that this is the last chance; if the scheme is not approved then this would be the end of the line.
It is very important to think about the people and families that are going to live here in the future.

A vote was held by the way of ballot papers being provided to those eligible to vote by way of being a Ratepayer or on the Electoral Register at the pre-registration earlier in the evening. There were 73 eligible voters on the night

Vote for: Submission of a planning application of the draft scheme plans and layout to the planning department fir Ville due Manoir

FOR	68
AGAINST	5
No abstentions	

The Constable thanked Andium homes and the Oversight group for all their assistance so far. Planning is now in control but we still have opportunities to tell them what we want.

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

This concluded the business of the Assembly.

13 September 2017

**J M Refault
Connétable**