

PAROISSE DE ST. PIERRE

The Twenty First day of September Two Thousand and Twenty-Three

An Assembly of Principals and Electors of the Parish of St. Peter will be held in the Parish Hall on Thursday 21 September 2023 at 7.00 p.m. to: -

- 1. Receive, and if deemed advisable, approve the Act of the Parish Assembly held on Tuesday 25 July 2023**
- 2. To approve the withdrawal of funds from the Parish Property Contingency Reserve to fund works required to Maison Le Marquand Parish homes due to a severe water leak.**

1. It was not possible to approve the Minutes of the Parish Assembly held on 25 July 2023 as there were not two people present at the Assembly who had been present at the previous one. The Minutes will be approved at the next Assembly.

2. The Constable advised the Assembly that the property Maison Le Marquand has a water leak which has deteriorated recently, and the Parish has been contacted by Jersey Water regarding it. To assist in identifying the source of the leak, Joe Carney, a Chartered Building Engineer was requested to carry out a survey of the property. Mr Carney had previously assisted the Parish in providing advice for Queen's Jubilee Homes at Clos Le Ruez. The Procureurs were consulted and due to the urgency for the work to be carried out no quote was sought.

Joe Carney, Chartered Building Engineer then addressed the Assembly. He explained that in July 2023 he liaised with Jersey Water, studied the previous Jersey Water bills received for the property to gain a full knowledge of the numbers involved. A leak had been identified in January 2023 and this had increased by a substantial amount by July 2023. The Maison Le Marquand site was visited to carry out a survey of the property. It was built in 1977 and it is felt that the pipework underground has probably come to the end of its life.

To correct the leak the following could be done:

- a) Leave the leak but there will be environmental implications. At present though there is no apparent cracking on the building or in the car park area.
- b) Identify the leaks and repair them which would involve all the stop cocks being turned on and off to identify the source. The tenant will have to vacate the property so the work can be carried out. It is thought that the pressure could increase, and a leak could appear somewhere else in the pipe work.

- c) Install a new Mains water source to the building. This would ensure that the repairs can be carried out accurately and all the pipework would be renewed, and the old system would simply be switched over to the new one. There are various types of pipework which could be used but it is recommended that a high quality one be installed which could last for up to 100 years. As long as the pipework is installed properly no further problems are envisaged.

Mr Joe Carney recommends the third option (c).

As Maison Le Marquand is on sandy soil it is felt that the water is percolating to other areas as there has been no sign of a leak.

The above information has been reported by Mr Carney to the Constable by email.

A plan of Maison Le Marquand was shown to the Assembly. Originally when it was built, there was to be a second phase of building where the vegetable plots are sited, but this never took place.

No plans of the pipework have been found hence the difficulty in finding the source. The pipework used was galvanised metal but is all rotten now.

Discussions took place regarding the disruption which will be caused to the tenants. It is hoped that it would just be two days per flat. Mr R Huelin asked if an Insulation EPC Certificate should be acquired in order to meet the new accommodation standards.

£160,000 has already been allocated to the new roof. This will be insulated. It was queried whether any other work should be carried out at the same time.

Mr Carney advised that thermal boarding was installed to the wall pre-2005. (Anything built prior to 2005 may not be required to have an EPC Certificate).

The Procureur R Surcouf advised the meeting that it must be questioned if up to £200,000 should be spent on 15 homes. As a parish it must be questioned if it is correct to spend such an amount. It is a large site which is underutilised. It must be remembered that they are parishioner's homes.

The Constable advised the meeting that a business had approached him to enquire about the development of the site and there was a suggestion that the parish homes could be moved elsewhere.

Mr Joe Carney has prepared some costings and it is estimated that the work required to fit a new mains source to Maison Le Marquand is approximately £50,000 with a contingency of a further £10,000. If any additional work is required, Joe Carney will continue to oversee it.

The meeting was advised that the insurers will not cover the cost of replacing the pipework as they have suffered from general wear and tear. It was questioned whether the rehousing of the tenants could be covered by insurance.

The existing plumber Roy Le Lievre of Master Contractors will be requested to carry out the work. He is familiar with the building. It is proposed that another quote for the work will be sought from a separate plumbing firm. The decorating can be completed by S Morin, the Parish Homes Maintenance person.

Constable Richard Vibert requested the Assembly's approval for an amount of £50,000 plus a further £10,000 (£60,000 in total) to be transferred from the Parish Property Contingency Fund to fund the required works at Maison Le Marquand to repair the existing water leak.

This proposition was proposed by Mr R Huelin and seconded by Mr R Noel.

All attendees voted in favour of the proposal.

The Constable further requested that the Parish continue to work with Joe Carney, Chartered Engineer who is to operate on a contractual basis (not on a percentage basis or scale fee).

This proposition was proposed by Mr R Noel and seconded by Mr K Capern.

4 people voted in favour of the proposition and one abstained, due to conflict of interest.

There continued to be general discussion regarding the Maison Le Marquand homes.

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

This concluded the business of the Assembly.

21 September 2023

**R P Vibert
Connetable**