

PARISH OF ST BRELADE

PARISH ASSEMBLY

	Minutes of an Assembly of Principals and Electors of the Parish of St Brelade held at St Brelade's Parish Hall on Tuesday 30 April 2024 commencing at 19:00 hours.																		
President of Assembly:	Connétable M K Jackson, presided.																		
Convening Notice:	The Convening Notice was read by the Assistant Parish Secretary.																		
1. Minutes of Previous Assembly:	The Minutes of the previous Assembly of Principals and Electors of The Parish of St Brelade held on 26 March 2024, were adopted and signed following a proposal by Mr Michael Videgrain which was seconded by Deputy Moz Scott with all in favour.																		
2. Note the total sum drawn down from the Property reserve fund and expended on the Elephant Park project to date is £55,675:	<p>The Connétable addressed the Assembly, he said that there had been doubt from the previous Assembly as to the breakdown of the cost for the Elephant Park project which was provided as set out below:</p> <table border="1"><tr><td>Project Management Fees</td><td style="text-align: right;">£21,425</td></tr><tr><td>Architects Fees</td><td style="text-align: right;">£21,738</td></tr><tr><td>Structural Engineering Fees</td><td style="text-align: right;">£4,193</td></tr><tr><td>Jersey Energy (JEC)</td><td style="text-align: right;">£3,997</td></tr><tr><td>Land Survey</td><td style="text-align: right;">£2,405</td></tr><tr><td>Conservation Survey</td><td style="text-align: right;">£1,153</td></tr><tr><td>Asbestos Survey</td><td style="text-align: right;">£480</td></tr><tr><td>Other associated costs</td><td style="text-align: right;">£284</td></tr><tr><td></td><td style="text-align: right;">£55,675</td></tr></table> <p>Mr Oliver Ashton asked if the amount was for just the toilet block. The Connétable advised that provision of a path and drainage from the Pisces Gym was also included. Adam Hodgkins advised an additional amount of £480,000 would be required. Mr Mark Osmand, Deputy Moz Scott, Oliver Ashton and Carl Sutton also addressed the Assembly regarding costs and preparation of tenders.</p> <p>Mr Rupert Myers of HLG Project Managers justified costs of surveys, drawings, consultants, drainage and administration to tender.</p>	Project Management Fees	£21,425	Architects Fees	£21,738	Structural Engineering Fees	£4,193	Jersey Energy (JEC)	£3,997	Land Survey	£2,405	Conservation Survey	£1,153	Asbestos Survey	£480	Other associated costs	£284		£55,675
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	<p>Adam Hodgkins confirmed that there were 9 contractors to be managed and a professional project manager was necessary. Mr Michael Videgrain assessed the overspend at £16,645 and proposed the sum be voted retrospectively from the Property Reserve Fund. This was seconded by Deputy Montfort Tadier and approved unanimously by the Assembly.</p> <p>The Connétable added that he was not content about the over expenditure and controls had been put in place so that it would not happen again.</p> <p>Deputy Renouf asked for clarification that there would be no further costs connected to the expired tenders. The Connétable advised that a working group would be formed made up from Deputies, Roads Committee members and Honorary Police, this would invite comments from all interested in the Playpark. A new tender would likely be at an increased cost depending on what the working group come up with.</p>
<p>3. Consider acceptance of a tender for £763,704.76 in accordance with the evaluation report issued by the appointed Parish project managers for the re-roofing, exterior painting and creation of a 1 bedroom flat at the Parish Hall:</p>	<p>The Connétable advised he was not taking a vote but looking for a steer as to how the project would be best be funded.</p> <p>Given the £1.5 million necessary for all projects being considered so far and £385,000 presently in the Reserve Account, various options were discussed.</p> <ol style="list-style-type: none"> 1) To fund entire cost from Rates. 2) Borrow entire £1.5 million. 3) Draw down Reserves. 4) Sell Parish assets and loan. 5) Sell Parish assets and use Reserve. 6) Blend all three. <p>Contributions were made by the following: Mr Oliver Ashton, Ms Rachel Amos, Deputy Montfort Tadier, Deputy Moz Scott, Deputy Helen Miles, Deputy Jonathan Renouf, Mr Carl Sutton, Mr Peter Durham-Waite, Mr Michael Videgrain, Mr Alan Breckon, Mr John Way, Mr Simon Langlois, Mrs Melanie Luce. Mr Mark Osment, they debated the large amounts of money involved, the effect on the Rates when most people were already finding times hard.</p> <p>Carlo Riva addressed the Assembly explaining that there was residual damage dating from the fire in 1936 and that the Parish Hall was listed as a Grade 4 structure, it had had years of</p>

	<p>underinvestment with lead pipes still feeding water from the water supply hence the need for upgrading</p> <p>Mr Morley pointed out that replacing the roof was a necessity to avoid further deterioration of the building. The exterior re-painting was 2 years overdue.</p> <p>Standards in thermal provision and fire strategy standards had also increased post the Grenfell incident. It was pointed out that the logical and most economic time to incorporate a flat was during the re-roofing process. Various concerns and options were discussed by the Assembly including:</p> <p>Selling the Parish Hall and moving elsewhere. Not building a flat. Selling off other Parish properties that were also in need of constant repairs.</p> <p>It was agreed by the Connétable to come back to the next Parish Assembly on 28 May with detailed information about the project options, he advised that a decision would need to be made to avoid losing tenders already supplied and increased costs.</p>
	<p>There being no further business the Chairman thanked everyone for their attendance and feedback declaring the meeting closed at 20.20 hours.</p> <p>Signed: _____ Date: _____</p> <p>M K Jackson Connétable</p>