

**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 28 May 2024 commencing at 19:00 hours.
<b>President of Assembly:</b>	Connétable M K Jackson, presided.
<b>Convening Notice:</b>	The Convening Notice was read by the 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 30 April 2024, were adopted and signed following a proposal by Procureur du Bien Mr Arthur Morley which was seconded by Mr Geoffrey Winchester with all in favour.
2. (a) Sunset Bistro & Grill Limited application for 3 <sup>rd</sup> Category (Restaurant) Licence	<p>In accordance with Article 5 (1) of the Licensing applications for recommendation to the Licensing Assembly:</p> <p>Name: Sunset Bistro &amp; Grill Limited Category: 3<sup>rd</sup> Category (Restaurant) Company Secretary: Dennis Hobson Business Address: The Slip Bistro and Grill La Haule Slipway La Neuve Route St Brelade JE3 8BS</p> <p>The application was proposed by Mr Alan Breckon and seconded by Mrs Stephanie Moore.</p> <p>The Chairman read excerpts from the Fire Service and Environment Health Department and invited Advocate Olaf Blakeley to address the Assembly.</p> <p>The Chairman asked for any questions or comments.</p> <p>Mr Stephen Pallett and Deputy Jonathan Renouf asked for clarification on opening hours and the number of covers and whether the outdoor area was under cover. Centenier Michel Bougeard was concerned about any amplified music being played outside the building and the positioning of the bins.</p>

	<p>The Chairman advised that no application had been received for a P49 Entertainment Licence therefore amplified music would not be permitted.</p> <p>A decision was deferred to allow Advocate Blakely to confer with his clients and was revisited later in the Assembly.</p> <p>Advocate Blakely addressed the assembly confirming opening hours 8am- 11pm for 60 people, 25 inside. Rubbish bins if a problem would be moved across the road to La Haule Manor Hotel. Amplified music played would be within the premises and terrace and not on the beach and would cease at 9pm.</p> <p>Advocate Blakely advised that any issues arising would be resolved if they became a problem.</p> <p>Mrs Jane Blakeley, Deputy Montford Tadier and Jonathan Renouf commented on the level of music stating if the music was too loud on the beach it would be too loud to hold a conversation in the restaurant but should be given the opportunity to operate.</p> <p>It was emphasized that there was no Entertainment (P49) Licence in place and previous issues gave rise to concern for nearby residents.</p> <p>There being no further questions a vote was taken, those in favour 40 and None against.</p>
<p>2 (b) Gallery Café and Deli Assembly Rooms Le Boulevard St Brelade JE3 8AB</p>	<p>In accordance with Article 5 (1) of the Licensing applications for recommendation to the Licensing Assembly:</p> <p>Name: Aneta Markowski-Krzeminska Category: 3<sup>rd</sup> and 6<sup>th</sup> Category (Restaurant &amp; Off Licence) Business Address: Gallery Café &amp; Deli Assembly Rooms Le Boulevard St Brelade JE3 8AB</p> <p>The application was proposed by Mr Peter Shirreffs and seconded by Mrs Gail Fells.</p> <p>The Chairman invited Ms Aneta Markowska-Krzeminska to address the Assembly. She advised that she had been running the business on the 2nd floor and will move to the ground floor after renovations have been completed.</p>

	<p>The café will provide an off licence service and sell specialist drinks, coffee, pastries and food made on the premises.  Opening hours 9am- 5pm and in high season Thursday to Saturday 9am-8pm. Maximum occupancy ie estimated subject to confirmation at 60 covers.  Deputy Helen Miles questioned the off licence request and Mr Stephen Pallett asked if the outside area was licensed to serve alcohol. Ms Aneta Markowski-Krzeminska advised it was and she was only serving Beer and wine as an adjunct to the business.</p> <p>There being no further questions a vote was taken with 42 in favour and none against.</p>
<p>2 (c) Food Retail x 3 Premises  Morrison's Daily  La Moye</p>	<p>Name: Food Retail Ltd  Category: 6<sup>th</sup> Category (Off-Licence)  Company Secretary: Nicola Boarer  Business Address: Morrison's Daily (La Moye)  La Route des Camps  St Brelade  JE3 8EJ</p>
<p>2 (c) Morrison's Daily (St. Aubin)</p>	<p>Name: Food Retail Ltd x 3 Premises  Category: 6<sup>th</sup> Category (Off-Licence)  Company Secretary: Nicola Boarer  Business Address: Iceland (Les Quennevais)  La Route des Quennevais  St Brelade  JE3 8FX</p>
<p>2 (c) Iceland  Les Quennevais  Parade</p>	<p>Name: Food Retail Ltd x 3 Premises  Category: 6<sup>th</sup> Category (Off-Licence)  Company Secretary: Nicola Boarer  Business Address: Morrison's Daily (St Aubin)  La Neuve Route  St Brelade  JE3 8BS</p> <p>The application was proposed by Advocate Sam Williams and seconded by Ms Holly Tanguy</p> <p>The Chairman invited Advocate Sam Williams of Appleby to address the Assembly.</p> <p>Advocate Williams advised that there was little change and business was as usual.</p>

	<p>Mr Arthur Morley advised of the error on the address for Morrisons Daily La Moye should have been La Route Orange and not La Route des Camps.</p> <p>There were no further questions.</p> <p>The Chairman advised that the licences would be subject to a condition that the licences would not take effect until Food Retail Ltd provides evidence to the Judicial Greffier that the transaction has been completed.</p> <p>A Vote was taken with 42 in favour and None against.</p>
<p>3. To consider accepting a tender for the scaffolding and re-roofing of the Parish Hall and if accepted, approve the withdrawal of no more than £380,000 from the building reserve fund and if necessary a further £35,000 from the General Reserve Fund to cover the contingency:</p>	<p>The Chairman addressed the Assembly regarding the urgent need for the re-roofing of the Parish Hall due to serious leakage, deterioration of timbers- legacy damage from the fire 1937 and no Insulation.</p> <p>He advised that the open scaffolding costs were £80,000 as opposed to the covered scaffolding at £250,000 hence the need for it to be addressed this summer.</p> <p>The Chairman invited questions from the Assembly.</p> <p>There followed a long discussion and questions.</p> <p>Contributions to the discussion were made by Deputies Jonathan Renouf, Helen Miles, and Montford Tadier, Procureur du Bien Public Arthur Morley, Mr Michael Balston, Mrs Jane Blakely, Mr Stephen Pallett, Mr Karl Sutton, Mr Michael Videgrain and Mr Robert Jones.</p> <p>Messrs Carlo Riva of Carlo Riva Architects and Rupert Myers of HLG Associates gave clarification that a thorough tendering process had been adhered to and that 4 tenders had been received and justified the expenses and reports received to date.</p> <p>Mr Adam Hodgkins Financial Controller advised on the states of the General Reserve and Property Reserve Accounts.</p> <p>The Chairman confirmed Property Reserve had taken quite a hit with the work done on the Cemetery extension but existed to fund projects of this nature.</p> <p>The project manager outlined the various fees of £ 21,000 accumulated to date on a question from Mr Robert Jones and</p>

added that he anticipated scaffolding costs to be in the order of £80,000.

Deputy Tadier questioned the Heritage listing of the building, this was confirmed by the architect as being grade 4, meaning the outside was protected. Mr Arthur Morley suggested that elements of the cellar may be protected.

Mr Michael Balston questioned the withdrawal of £35,000 from the General Reserve account and not the Property reserve account. The Financial Controller pointed out that there were insufficient funds in the property reserve at this time. Mr Balston suggested any contingency expenditure could be transferred into the property reserve account if it was utilized.

Deputy Miles asked for the balances in the reserves in question. The Financial Controller responded that there was £719,195 in the General Reserve as at the 1 May 2023 and £385,948 in the Property Reserve subject to audit. It was pointed out that the Cemetery extension project had drawn a significant sum out of the Property Reserve and it was at a lower level than preferred.

Mrs Jane Blakely questioned whether there would be an impact on Parish Rates. The Chairman pointed out that whilst this particular project wouldn't affect the rates, topping up the Property Reserve to accommodate the maintenance of the other properties could and this would form part of the estimates to be presented to a Parish Assembly in July when the rate would be taxed. There was significant expenditure at the Gervais Le Gros centre, Le Pavé, the Rectory and the Elephant Park anticipated.

The Chairman pointed out that valuations and surveys had been commissioned on some properties, that it was considered could be disposed of and if it was deemed appropriate that would be presented to a future Parish Assembly for approval. These would need a tendering process which would take some time and risk losing the present tender and the weather opportunity for dealing with the roof.

The project manager anticipated a 6 month re-roofing period. Mr Pallett emphasized that the roof replacement won't wait and needs to be done in the summer period and the work was long overdue.

	<p>Deputy Tadier agreed that the repairs were urgent and suggested there should be a modest increase in rates when the time comes to avoid not having reserves.</p> <p>Mrs Blakely suggested the Parish should be considering making investments to get a return on any surplus funds.</p> <p>The Financial Controller pointed out that ultimately it was parishioners that would have to pay one way or another.</p> <p>Mr Karl Sutton questioned whether any of the repair work would be covered by insurance. The response was that the consequential damage was covered but not deterioration repair costs.</p> <p>Mr Michael Videgrain questioned the make-up of the total amount of £415,000 and considered that the total cost was of a capital nature and should therefore come out of the Property Reserve Fund.</p> <p>Mr Michael Videgrain formally proposed that the sum not exceeding £415,000 to cover the re roofing of the Parish Hall including scaffolding from the Property Reserve Fund, subject to £35,000 being transferred from the General Account to the Property Reserve Fund at the July 2024 Parish Assembly.</p> <p>The proposition was seconded by Mr Stephen Pallett and carried by 40 voters in favour with no member of the Assembly voting against.</p>
<p>4. To consider the creation of a one bedroom unit of accommodation in conjunction with the re-roofing of the Parish Hall utilising scaffolding in place and if accepted, approve the withdrawal of £300,000 from the Parish Affordable</p>	<p>The Chairman addressed the Assembly on reinstating a one bedroomed flat in the attic which was formerly used for staff accommodation. £500,000 was being held as a result of Affordable Home Scheme and suggested this could be used for the building of a flat for which a rental would be set at an affordable level.</p> <p>Carlo Riva stated that as architects they try to maximise the value of what they hand back to the client and if the decision was no to the flat there were still works that needed to be done. Lead piping needing to be replaced, electricals not up to standards, fire and alarms were also a feature.</p> <p>People who addressed the Assembly were Deputies Tadier, Renouf and Miles, Mr Peter Durham-Waite, Mr Stephen Pallett, Mrs Rosemary Marshall, Mrs Rachel Amos, Mr Peter Norman, Mr Paul Beaugie and Mr Michael Videgrain.</p>

<p>Homes accumulated fund.</p>	<p>Mr Stephen Pallett was against using the Affordable Homes Fund for the project. He stated that the equity returned to the Parish was for social housing/nursing home. The fund was set up for one purpose and should not be used for another.</p> <p>The Chairman referred to the document which outlined the operation of the scheme and how the Parish might dispose of any equity arising from it. It was clearly indicated that it was for a Parish Assembly to decide.</p> <p>Mr Pallett pointed out that the ethics of the scheme was that surplus funds would be directed towards assisting first time buyers.</p> <p>Mrs Rosemary Marshall questioned why the Parish money wasn't spent on sheltered accommodation as most Parishes have this providing a quiet place for vulnerable people prior to entering a nursing home.</p> <p>The Chairman advised that there were cottages available at Don Farm managed by Andium Homes and would consider an area at Maison St Brelade in the future subject to funding.</p> <p>After extensive discussion a vote was taken with 35 votes against and 4 votes in favour.</p>
<p>5 To consider a tender for the re-painting of the exterior of the Parish Hall utilizing the scaffolding in place for the re-roofing project and if accepted, to approve the withdrawal of no more than £60,000 from the general reserve fund</p>	<p>The Chairman advised the Assembly that the Parish Hall was generally repainted every 7 years and this was now overdue. It made sense to utilize the scaffolding already in place for the roofing project therefore reducing further expenditure.</p> <p>Mr Peter Durham-Waite asked whether there was provision for window repairs. The response was that there was a contingency for this.</p> <p>Deputy Montford Tadier questioned the level of the General reserve fund was sufficient, he was advised that this would be added to in next year's estimates for Parish Hall maintenance.</p> <p>Mr Karl Sutton asked how many tenders had been received and would we accept anymore.</p> <p>The Chairman responded yes and that 2 tenders had been received.</p>

	<p>There being no further questions. The proposition was proposed by Procureur du Bien Mr Arthur Morley and seconded by Mr Peter Durham-Waite.</p> <p>A vote was taken with 44 in favour and None against.</p>
	<p>There being no further business the Chairman thanked everyone for their attendance and wished them a safe journey home declaring the meeting closed at 20.51 hours.</p> <p>Signed: _____ Date: _____</p> <p><b>M K Jackson</b> <b>Connétable</b></p>