



MINUTES

2 December 2025 6.30 p.m.
Parish Hall

Present:	Kevin C Lewis – Connétable Richard Le Quesne – Procureur du Bien Public Martin Roberts – Procureur du Bien Public Rev Martin Evans – Rector of St Saviour
Apologies:	Geoff Morris, Graeme Witts, Tom Gales, Centenier Laffoley-Edwards, Vingtenier Hallam and Deputy Ozouf.
In attendance:	Paul Harding and Chris Makariou - Architects Michael Felton - Landscape Architect Brian Fitzpatrick - Quantity Surveyor &Project Management expert Nigel Downing – Traffic and Road Safety Engineering Professional Sarah Winter – Ecologist Marco Vieira – Executive Officer Paula Jespersen – Executive Assistant & minute taker

Agenda matter
<p>Convening Notice:</p> <p>AN ASSEMBLY of the Principals and Electors of the Parish of St. Saviour will be held at the Parish Hall, St. Saviour on 2nd December 2025 at 6:30pm for the following business: -</p> <ol style="list-style-type: none">To receive and, if deemed advisable, to approve the minutes of the Parish Assembly held on 20th October 2025To consider, and if deemed advisable, to approve the following proposition: To authorise expenditure of up to £3.1million from the Maisons Connétable Ozouf Fund (MCO) for the creation of a new public park, including parking provision and essential access and road improvements.To request the Connétable to investigate potential sites for additional community facilities not included within the current plans. <div><div>Parish Hall St Saviour 21st November 2025</div><div>..... Kevin C Lewis Connétable</div></div> <p>I hereby certify that the above notice was affixed in the official Notice Box (boîte grillée), posted online and in the Gazette, during the period from 21st November 2025 to the morning of 2nd December 2025, inclusive and in conformity with the Law and Custom.</p> <div><div>Parish Church St. Saviour 2nd December 2025</div><div>..... Reverend Martin Evans Rector of St Saviour</div></div>

Item 1: Approve the minutes from the previous Parish Assembly held on 20 October 2025.

The minutes of the last meeting held on 20 October 2025 were adopted and signed following a proposition by Deputy Ferey and seconded by Michael Officer.

Item 2: To consider, and if deemed advisable, to approve the following proposition:

To authorise expenditure of up to £3.1 million from the Maisons Connétable Ozouf Fund (MCO) for the creation of a new public park, including parking provision and essential access and road improvements.

The Connétable introduced the panel of experts, noting that they were present to provide technical assistance within their respective areas of expertise in relation to the proposed Parish Park project. He confirmed that each had been engaged to provide professional input and would address any questions relevant to their discipline.

The Connétable formally proposed the Proposition, which was seconded by Deputy Ferey. He then addressed the Assembly, outlining the proposal for the Parish Park, including its purpose, the benefits it would bring to Parishioners, and the process undertaken to reach this stage. Parishioners and Electors had been provided with all supporting documentation, including the Proposition, and plans had been made available both at the Parish Hall and online.

He explained that, over the past six months, extensive engagement had been carried out, including drop-in sessions, consultation meetings, an online survey, and direct discussions with neighbouring residents. He noted that feedback received had shaped the proposals presented to the Assembly, with several elements refined or removed entirely to ensure the design respected both the surrounding area and the needs of the wider Parish.

The Connétable then provided an overview of Phase 1, explaining that it would deliver St Saviour's first purpose-designed community park – a safe, accessible green space incorporating:

- Open lawns and landscaped paths
- Up to two children's play areas (different age groups)
- A small toilet building
- A nature trail and biodiversity planting
- Fully accessible pathways
- A 32-space car park and improved walking links between the School, the Parish Hall and the Church

Phase 2 would include a café in the future.

He stated that the project was intended to create a welcoming place for relaxation, play, exercise and community connection.

Turning to the financial position, the Connétable advised that an eight-year cash-flow forecast, covering the period December 2025 to March 2034, had been prepared. He noted that the MCO Fund currently holds just under £2.1 million and is forecast to grow to over £2.5 million by March 2027, based on conservative assumptions.

The forecast confirms that the Fund is sufficient to fully support Phase 1 of the project. The Fund balance is projected to peak at approximately £2.5 million prior to the commencement of construction. During the construction period, which is planned over a two-year delivery window and due for completion by March 2029, the Fund is forecast to increase by a further £600,000, reflecting continued income during the delivery phase.

In the remaining years of the forecast period, the Fund is projected to grow by a further £1.45 million by March 2034, based on the same conservative assumptions.

He further advised that of the £3.1 million total project cost, a prudent contingency provision of £900,000 had been included. This provision comprises 14% for preliminaries, 10% general contingency, 1% for public art (from which the Parish may be exempt), and up to 15% for professional fees. He noted that this approach was designed to safeguard the Parish against inflationary pressures and cost uncertainty, and that it was not anticipated that the full provision would be required.

Operational costs for the park would be charged to the MCO Fund, with annual operating costs initially estimated at between £20,000 and £25,000, increasing in line with inflation. These costs would cover routine maintenance and upkeep, utilities, gardening, insurance, play park inspections, and minor works as required.

The Connétable then made the following points clear to the Assembly:

- No funds from Rates would be used for the project, now or in the future
- No phase of the project would proceed without confirmed funding
- The Parish would not commit to expenditure of the full £3.1 million unless sufficient funds were available, and subject to the identification of savings within the project, where possible and as originally estimated.

He advised that Phase 2 would only proceed if fully supported by external funding, including Government programmes, for which he intended to bring forward a Budget Proposition in 2026, as well as sponsorship opportunities.

He also informed the Assembly that early support had already been received, including cash donations from local businesses in St Saviour, and that there was a potential opportunity to seek funding from a private trust fund established specifically for projects of this nature. He described these as encouraging indications of wider community support for the Parish Park.

Looking beyond 2029, the Connétable emphasised that long-term cash-flow projections showed the MCO Fund recovering well, with growth of approximately £1.45 million by March 2034, even after accounting for ongoing park maintenance costs.

He concluded by stating that the project represented a significant opportunity for St Saviour's Parishioners to create a lasting, high-quality community space shaped by Parishioners' ideas and delivered with financial discipline. He then invited questions from the Assembly regarding the Proposition.

Costings and Financial Queries

Question: A Parishioner queried the cost and replacement cost of various elements of the project.

Response: the Architect explained that all costs had been carefully assessed by the Quantity Surveyor and remained within the £3.1m approval figure, this value includes Preliminaries of 14%, fees up to 15%, Contingency of 10% and arts of 1% of total estimated cost of £3.1million. Individual costings could not be disclosed as they were commercially sensitive ahead of the tender process and that it would jeopardise tendering proceeding and ultimately fail on value for money. He confirmed that materials specified were robust and that there is a two-year obligation to replace any failed planting.

Question: A Parishioner expressed dissatisfaction with the commercially sensitive response.

Response: the Architect reiterated that Phase 1 could be achieved within the budget (excluding the café), with an allowance for inflation.

Response: the Quantity Surveyor confirmed that a 10% inflation contingency had been included.

Question: A Parishioner asked for the current value of the MCO Fund.

Response: The Executive Officer advised that the Fund currently stands at £2.1 million and is projected to increase to approximately £2.5 million by 30 April 2026. He confirmed that, even as project costs

are incurred, the Fund is expected to continue growing over the life of the project, ensuring that adequate funds are available at all times through to the anticipated completion in March 2029.

Question: A Parishioner queried whether inflation had been accounted for.

Response: The Executive Officer and Quantity Surveyor confirmed that appropriate inflation allowances had been incorporated within the costings. They further advised that the detailed breakdown of the £2.1m figure, including items such as fixtures and the car park, could not be disclosed at this stage, as the information formed part of the tender process and was commercially sensitive.

There were general queries regarding what was included in Phase 1, all of which were answered by the Connétable, Parish Officials and the expert panel.

Parking, Layout & Materials

Question: A Parishioner raised concerns regarding the need for 32 parking spaces, noting there was sufficient parking outside the Parish Hall.

Response: Connétable confirmed that there is a general demand for parking especially during large meetings and events and the proposed park requires additional provision. The Parish Hall often hosts events and is limited to providing 19-21 spaces only.

Question: A Parishioner queried the materials being used and that a link was needed between the two sections of the nature trail.

Response: the Architect confirmed permeable, sustainable materials throughout, including permeable block paving in the car park. He invited the Parishioner to discuss the proposed trail link after the meeting as it may be incorporated in the project as it was a good idea.

Several Parishioners expressed the need for facilities for older children and teenagers, including cycling and skating areas etc.

Response: the Connétable explained that not all facilities could be accommodated on this site. Item 3 in the Proposition enables exploration of pump tracks, allotments and other community facilities elsewhere in the Parish. He noted ongoing work with the Government to improve safer routes to schools within the Parish.

Neighbouring Roads and Access

Question: A resident of Birches Avenue raised concerns about the lack of a physical barrier between the Avenue and the park.

Response: the Architect said that when this was discussed at consultation residents preferred to avoid a solid barrier as they were worried their views would be blocked but he confirmed this would be reconsidered.

Question: The resident welcomed the proposed increase in the Avenue's width and asked for an increase of a metre rather than half a metre that was at present proposed as they were concerned about access/congestion for emergency services.

Response: The Architect confirmed emergency vehicles would have sufficient space under the current design.

Residents of Patier Road raised concerns about existing traffic volumes and the potential for increased congestion arising from the proposed park, particularly the risk of traffic backing up on St Saviour's Hill when vehicles enter or exit the car park. These concerns were linked to the proposed traffic-calming measures at the junction, with a suggestion that reversing the traffic priority could help prevent queuing on St Saviour's Hill.

Response: the Executive Officer acknowledged existing pressures and advised that traffic-calming measures and formalising the informal walkway were being progressed. The Traffic Planner also confirmed analysis had been carried out as well with Government's Infrastructure officers at multiple times of day and added there may be scope to reverse traffic priority if required.

Question: A Parishioner raised the idea of reopening Chasse Brunet to create a one-way system from St Saviour's Hill to Patier Road.

Response: The Traffic Planner invited the Parishioner to discuss this further after the meeting.

General Comments from Parishioners & Elected Officials

A Parishioner supported the proposition but felt that a second community hall was unnecessary given the proximity of the existing Parish Hall. He emphasised that the current hall is a splendid and serviceable building that simply requires modernisation and improved accessibility, along with better connectivity between the hall and the proposed park (for example, through a future pedestrian link). He confirmed that he wished the Proposition to proceed without delay.

Deputy Kovacs acknowledged concerns raised but emphasised the need to progress through planning and tender stages and that the design could be refined. She confirmed the project remained viable and reiterated the need to improve accessibility to the Parish Hall and provide open community space.

Procureur Le Quesne, suggested the historic field name "Le Jardin du Vieillard" which translates to "the old man's garden" should be preserved.

Concerns Regarding Cost Transparency

Several Parishioners expressed concern about the overall cost and the inability to provide detailed breakdowns due to tender restrictions.

Response: experts reiterated that the costings had been robustly tested, with contingency included, and that approval was being sought for up to £3.1m. It was also noted that no expenditure would commence until planning approval had been secured.

Assembly Decision

The Assembly expressed broad support in principle for the proposed Parish Park scheme.

Amendment Proposed

Peter Mourant proposed an amendment that the Parish spend up to £300,000 to progress the project through planning, technical design, by-law approvals and tender preparation etc, and that the Connétable bring the final project costs back to a future Assembly once tenders have been received. The amendment was seconded by Lesley Bechelet with 37 votes in favour and 9 against.

Main Proposition (as amended)

The amended Proposition was then put to the Assembly with 37 votes in favour and 7 against.

The amended Proposition was carried.

Final Resolution

The Assembly resolved that:

- The proposed Parish Park project should proceed in principle.
- The Parish is authorised to spend up to £300,000 to progress Phase 1 of the project through planning applications, technical design development, by-law approvals, and tender preparation.
- No further expenditure beyond £300,000 may be committed at this stage.

<ul style="list-style-type: none">• The Connétable is required to return to a future Parish Assembly with the final project costings once the tender process has been completed, before any additional expenditure is authorised.• The Parish should consider scaling back certain park amenities, including the number of parking bays, as part of the detailed design and tender review.• The Parish should also consider the modernisation and improvement of existing facilities at the Parish Hall, including accessibility and connectivity, alongside the proposed park development.
<p>Item 3: To request the Connétable to investigate potential sites for additional community facilities not included within the current plans.</p> <p>The Connétable outlined the purpose of Item 3, explaining that a proposition would be put to the Assembly to consider whether additional sites should be explored for community facilities not included within the current Parish Park plans. He noted that, during earlier consultation, Parishioners had suggested facilities such as allotments, a cycle track and additional amenities for children of all ages across the Parish. The Connétable therefore invited the Assembly to put forward any further ideas for consideration.</p> <p>On a proposition by Patricia Blandin, seconded by Karen Bull, it was agreed that the Connétable take reasonable steps to investigate the potential community use of Fields S500 and S501, located behind the Parish Church. The proposer referred to the successful Liberation event recently held on the fields and noted that, given their limited current use, the site represents an underutilised public asset.</p> <p>During discussion, some Parishioners expressed a wish to withdraw the proposition, while others wished to continue consideration. Procureur Le Quesne asked whether the Assembly wished to propose an amendment for the Connétable to withdraw the proposition. An amendment to withdraw, seconded by Peter Maurant, was put to the vote. Sixteen voted in favour of withdrawal and twenty-one against.</p> <p>As the amendment to withdraw the proposition did not carry, the original proposition stood. The Assembly therefore requested that the Connétable investigate the feasibility of using Fields S500 and S501, together with other Parish-owned land, for community facilities such as cycling areas, allotments and similar uses. It was further agreed that this matter would be brought to the attention of the Rectorate for consideration.</p>
<p>Closing:</p> <p>Connétable Lewis thanked everyone for attending and for their patience as tonight has been a very long evening. There being no further business meeting was declared closed at 9.06 p.m.</p>

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Kevin C Lewis (KL) Connétable