

**Purchase of land at Les Pignons,
La Pouquelaye, for the purposes of
road improvement**

For consideration by the Parish Assembly
on 20 December 2017 at 7.00pm

PARISH OF ST HELIER

P.10/2017



PROPOSITION

THE PARISHIONERS are asked to take into consideration and if deemed advisable to approve

The recommendation of the Roads Committee and Procureurs du Bien Public that a strip of land measuring approximately 265 sq ft (24.62m²) at Les Pignons La Pouquelaye is purchased by the Parish of St Helier for the purposes of road improvements for the sum of £22,000. The Parish to pay the reasonable legal and professional fees involved in the transaction (estimated at £10,500) and the Assembly to authorise the Connétable and at least one Procureur du Bien Public to pass the necessary contract in relation thereto.

REPORT

Background:

In 1951, Parish Assembly approved a road improvement scheme for La Pouquelaye from Almorah Crescent to Queen's Road, this improvement scheme was reaffirmed by Parish Assembly in 2005.

Over the last 66 years the improvement scheme has been implemented to the point that it is over 95% complete. This has resulted in a road which is suitable for two way traffic, and the provision of footpaths on both sides. In 2011 the Parish undertook the construction of a new section of footpath in front of 'Charleston' and 'Pengloyn', south of Manor Park Stores, creating a continuous footpath.

The owners of Les Pignons kindly agreed to sell a strip of land that enables the Parish to continue the footpath from Queen's Road up to the first arm of Manor Park Road and has the added benefit of improving visibility for motorists exiting Manor Park Road. The Parish will continue negotiations with the final property owner (Barbizon) to purchase the last section of land to complete the improvement line and create a continuous footpath from Queen's Road to D'Auvergne School.

Cost breakdown:

1. The offer for the strip of land is based on a valuation by Chartered Surveyor (RICS) in the sum of **£22,000**
2. Anticipated legal budget cost estimated at **£2,500**
3. Anticipated budget cost for professional fees to enable the Parish to apply for Planning & Buildings permission and construction costs, is estimated at **£12,000**
4. Anticipated budget cost for the construction works inclusive of project management is estimated at **£65,000**.

Anticipated overall project budget cost is estimated at **£101,500**. Parish is seeking approval for stages 1 to 3 as per above equating to **£36,500**. The Parish aims to undertake the improvement line during the school summer holiday period in 2018 subject to approval of the construction funds.

Safety review:

The Parish commissioned an independent safety review of the proposed improvement line. The subsequent report reinforced the importance of completing the continuous footpath for the safety of residents and especially for school children accessing D’Auvergne School which is in support of “Safe routes to schools” initiative. The acquisition of the last sections of land will enable the footpath to be continued and therefore provide a safe route that has the added benefit of improving visibility at the junction of Manor Park Road and La Pouquelaye.



External view of Les Pignons

Location Map

Blue shaded area = Les Pignons

