

Redevelopment of 3 & 5 Conway Street to new public toilets, kiosk and office space

**For consideration by the Parish Assembly
on 30th January 2013 at 7.00pm**

PARISH OF ST HELIER

P.01/2013



PROPOSITION

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

a recommendation of the Connétable and Procureurs du Bien Public that the Parish redevelop 3 & 5 Conway Street to new public toilet facilities, kiosk on ground floor and office space on the upper floors at a cost of up to **£ 900,000**

REPORT

The Parish of St Helier have been upgrading their public toilets in recent years. In 2009 the property next to the Parish toilets in Conway Street was purchased with the approval of the Parish Assembly P09/2009 in order to provide refurbished and improved facilities for men and women, as well as a 'Changing Places' toilet for the disabled.

Following further feasibility work on the Conway Street toilet project it became apparent that we would not have sufficient space to accommodate 'Changing Places' as the facilities for men and women's toilets are to be significantly improved, and located on the ground floor, as stipulated by the Parish Assembly in 2009.

In December 2011 Parish Assembly approval was given to alter part of the Seale Street building to provide to provide the new St Helier Changing Places facility. This was opened on 23 May 2012 and has since won the national 2012 toilet of the year awards competition.

The Parish propose to demolish the existing inadequate toilet building in Conway Street and the boarded up cafe next door to construct modern vandal proof facilities, keeping the ladies, gents and disabled all on the ground floor.

It is of course unfair that St Helier ratepayers should bear the cost of toilet provision which is used by the public of the island and visitors. The Constable and Deputies have argued in the States Assembly that a contribution to this service should be made by the States out of general taxation. To date these arguments have fallen on deaf ears but the Parish's political representatives will continue to seek a fair deal for St Helier ratepayers in the provision of all public amenities.

The Parish continues to pursue a policy wherever possible of combining the refurbishment of its toilet facilities with the addition of revenue raising opportunities. The Conway Street development fulfils this objective by providing a kiosk on ground floor which would be let to a third party to enable newspapers, magazines, lottery tickets and such like items to be sold. The rental income will help cover the running costs of the new toilet facility.

On first and second floors office space will be offered at market value rent to start up companies or charities. These new facilities will provide local people with job opportunities and offset the cost of the building.

The new development will greatly enhance Conway Street by improving this prominent corner which will in turn enhance the streetscape and tie all the buildings together.

If Parishioners approve this proposition, the Parish would seek to obtain Planning and Building control approval as soon as possible and construction will be undertaken in autumn 2013.

History;

July 2009 Rates Assembly approved £ 396k for the purchase of No 5 Conway Street

In July 2009 Rates Assembly approved £ 20k for preparation of a scheme for new modern toilet facilities.

Drawings and model available at the back of the Assembly Room.



LOCATION MAP

