

# **Additional funding for the redevelopment of 3 & 5 Conway Street to new public toilets, kiosk and office space**

---

**For consideration by the Parish Assembly  
on 26<sup>th</sup> February 2014 at 7.00pm**

## **PARISH OF ST HELIER**

**P.02/2014**



## **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 an additional sum of £145,000 is taken from the Building Reserve Fund for Conway Street toilet development which has previously been voted £900,000.

---

### **REPORT**

Parish Assembly has previously approved a sum of £900,000 for the redevelopment of Conway Street public toilets. Following the approval, the Parish went out to tender for the construction of the new facility. Three local contractors were approached all submitting their tenders in competition for the construction of the new building. These are:-

£927,668

£998,502

£1,018,000

The Parish had already expended and committed £143,793 for professional services such as architect, structural engineer, site investigations, Planning and Building Control applications fees, site surveys, removal of asbestos and the demolition of the existing building.

This has left the Parish with a shortfall of £171,461

Further work has been undertaken in order to reduce the construction cost and bring it as close to the original budget as possible. Savings in the build have been found reducing the shortfall to £145,000. This has been achieved by reducing and modifying the specification for various items such as lighting, doors and plumbing pipework.

As well as offering two floors of office space which will be let at market value rental this building will provide modern eco friendly public conveniences in a sector of town often described as the tourist gateway to St Helier. Prior to demolition the previous toilets received five times as many visits as any of our other public facilities and with approximately 1.3 million people walking through Conway Street it is guaranteed to be well used. It is vitally important that this development suffers no further delay and that work commences as soon as possible. Without the requested additional funding this project cannot be delivered.

The rental income received at approximately £16,000 per annum will help offset the cost of the building.



**LOCATION MAP**