

**Acquisition of 32 Belmont Road for
the purpose of creating a new
pedestrian and cycle route**

**For consideration by the
Parish Assembly
on Wednesday 21st November 2012**

PARISH of St. HELIER

P.06/2012



PROPOSITION

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

a recommendation of the Roads Committee and the Procureurs du Bien Public that the freehold property, 32 Belmont Road, is purchased by the Parish for up to £800,000 for the purpose of securing safe pedestrian access to and from the Millennium Town Park. Each party to pay their own legal fees involved in the transaction and the Assembly to authorise the Connetable and Procureurs du Bien Public to pass the necessary contract in relation thereto.

REPORT

The need for a safe walking route between Belmont Road and the Millennium Town Park was identified as long ago as 1996 when the park was first proposed. It was shown on two Island Plans, fulfils the objectives of successive Transport Strategies adopted by the States, and was most recently shown in the 2011 North of St Helier Master Plan. The walking route is designed to provide a much safer alternative for pedestrians and cyclists moving in a north-south direction through the town than is possible in Bath Street and David Place.

The proposed route has not been secured to date by the States and so the St Helier Roads Committee decided to negotiate directly with the owners of the property long-identified as providing the necessary access, 32 Belmont Road. An independent valuation has been obtained, which indicates that not only will the Parish be able to secure the access to and from the park by purchasing the property, but that the four flats in the building will provide rental income as part of the Parish's property portfolio. The property has also been inspected by the Parish Manager of Technical and Environmental Services.

Ownership of the building will also allow the Parish to control, if necessary, times of access between Belmont Road and the Town Park. The aerial photograph shows the proposed route of the footpath and the property to be purchased in red. The property is surplus to the requirements of the owner, the Jersey Gas Company Limited, and is offered with vacant possession.

The property:

The property is a substantial Victorian terraced, three storey town house, on four floors with roof space accommodation and four parking spaces to the rear with vehicular access to Tunnell Street. It does appear on the States of Jersey list of

Building of Architectural and Historical Importance as a potentially listed building. The house has been remodelled into four separate dwelling units being two one bedroom flats on the ground and third floors and two three bedroom flats on the first and second floors. In addition, there is a garage with access doors onto Belmont road and the rear yard area. Although significant works of refurbishment have been carried out over the years, the property does require some repair, decoration and improvement works particularly to the historical single glazed windows, but these would be carried out as and when funds are available within the property maintenance vote.

Proposal:

If approved, it is proposed to acquire the property, create the walkway and either sell the four flats or add them to the Parish’s property portfolio. Further title checks will be carried out prior to purchase. The cost of creating the walkway through the existing garage and across the car parking area to the rear can be accommodated from within the existing Roads Budget. Work will include paving, lighting and lining of the garage for sound and fire protection. The value of the flats for resale assuming one parking space each is advised as being in the order of £820,000.

Conclusion

The proposition allows an acquisition by agreement of a key property in the creation of a new route north and south from the Town Park for pedestrians and cyclists. This is part of the active improved public realm role to kick-start the regeneration of the north of town area and will send a clear signal to local landowners that the North of Town is an area worth investing in.



North St. Helier Master plan



32 Belmont Road

Pedestrian and cycle route