

Minutes of Annual Ecclesiastical Assembly
Of St Brelade's Parish Church
Held in St Brelade's Parish Hall, St Aubin
On Tuesday 31st January 2023 at 7.30pm

Present:

Rev. Mark Bond	Chairman
Mike Jackson	Constable
Frank Walker	Church Warden
Christine Tostevin	Church Warden
Arthur Morley	Procurer
Peter Norman	Procurer

There were approximately 40 Parishioners present.

Rev Mark Bond welcomed everyone to the meeting and read out the Convening Notice.

1. **To Receive and Approve the Minutes of the Ecclesiastical Assembly held on 7th May 2022, in the Church Hall.**

The Minutes of the Meeting held in May 2022 were approved.

Proposed by: Mr Frank Walker

Seconded by: Mr Laurie Dicker

2. **Proposed Sale of Field 305 West**

Mr Frank Walker presented to the Assembly the proposed sale of the Field to Mr Nigel Godfrey. The exact location was available to view on a map along with photos of the field, which adjoins Mr Godfrey's property. Field 305 is split into East and West. East is rented to the leaseholders of Summerfield House Apartments as part of their gardens. The West part of the field is the area Mr Godfrey wishes to purchase. Maillard's have given a professional current valuation of the field of £55,000. The field is in a Green Zone and has no agricultural use. The Rectorat have approved this figure and agreed to present it to the Ecclesiastical Assembly for approval. The field has no further use to the church. There are already plans for a covenant to be included in the sale to the effect that if the field were to be sold on for a profit within the next 50 years then an uplift of between 30 and 50% would be due to the Church.

The funds from the proceeds of the sale would go into the Church of England Finance Account which currently gives a 6% return.

Mr Godfrey said that he has lived in the house next door to the field since 2003; it is his intention to plant a few fruit trees and to keep the field for nature and to provide privacy for his home.

Mr Peter Edwards asked how long the church has owned the land and how did they come to own it. The Rector replied that it is uncertain as it is so historical. He explained that in the past clergy not salaried but receive their from income from fields and land, so this is why the church owns land. Clergy are now paid from the Central Board of Finance. As a side note of interest, the Rector commented that Field 192 behind La Moye Garage used to be owned by the church, and was sold for housing. Field 86 on Quennevais Road, was sold to the States for the new Les Quennevais School. The Rectorat are looking for a new field to purchase.

Sue Healey queried the access to Field 305 West, and it was confirmed that it is via La Rue de la Valeuse.

Deputy Helen Miles asked whether this proposed sale of the field went out to tender, and Mr Walker replied 'no' however according to Maillards it is worth more selling to Mr Godfrey, than it would be as a sale on the open market.

Deputy Moz Scott asked whether the residents in the area had been approached to see if they are interested in buying the field, and the answer was 'no' they hadn't been approached.

Enid Quennault asked whether it is possible to add a clause to the contract to state that 'no future development will be allowed' Mr Walker replied that legally that should be possible.

Deputy Jonathan Renouf confirmed that 'yes' a covenant could be included.

A question from the floor asked whether the proposed clause regarding an uplift in value would also be triggered if the land were to be re-zoned.

Deputy Renouf confirmed that if the land were re-zoned to domestic curtilage then this would increase the value of the land.

Mr Godfrey said that he would probably agree to a covenant being included in the contract to not change the use of the field. He said he is against development and trying to protect the land from building.

Mr Walker said that the lawyers would need to sort out what will trigger the uplift; the church would like to see the land stay as it is and to keep the green space and guarantee some future for the field.

David Cameron raised the subject of access for to Field 305 East and Constable Mike Jackson confirmed that there is track to the East of Field 305 East. He thinks it belongs to L'Horizon Hotel. This will need investigating and if guaranteed access to Field 305 East cannot be gained, then it will need to be added to the contract in the sale of Field 305 West.

Raoul Gear commented that the field would be part of the property, but as a field and not a garden.

Peter Edwards asked whether or not the church could prove title of ownership, and it was agreed that this would be something for the lawyers to sort out.

Mr Godfrey said that there are two other houses near to the field; one of the house owners is present at the meeting and he has spoken with the other householder – neither of them have any objections to him buying the field, and neither wish to buy it themselves.

The issue of putting the field out to tender was again discussed and Mr Walker commented that the Rectorat are confident that they are getting the best deal selling to Mr Godfrey, if it went out to tender they might not get as good a price, indeed it was suggested that if it were up for tender then Mr Godfrey might offer to buy it for just £20,000! There were some objections raised about the principle of selling any fields.

Deputy Renouf suggested that the Assembly vote in principle whether or not to sell the field subject to the covenants discussed; then have another meeting to discuss the two covenants and access to Field 305 East.

The wording of covenants to be discussed at the next meeting are:

The uplift should the field be sold on/change of use; and what would cause the trigger for the uplift

A covenant to prohibit development on the land

Also, access to Field 305 East.

A vote was held, with 36 parishioners voting for the sale in principle and 2 voting against, no abstentions.

Rev Mark Bond concluded the meeting by thanking the Constable and everyone for attending.

The meeting closed at 8.15pm