

STATES OF JERSEY



LA CARRIÈRE REDEVELOPMENT AND ROCK FACE STABILISATION WORKS

Lodged au Greffe on 5th June 2007
by the Minister for Housing

STATES GREFFE

PROPOSITION

THE STATES are asked to decide whether they are of opinion –

- (a) to authorise the Public to enter into contracts or deeds of arrangement with the owners of various properties forming parts of the northern, western and southern boundaries of La Carrière Estate, Grands Vaux, St. Helier; in order to redefine those boundaries prior to the stabilisation of the rock face;
- (b) to agree rights of access to undertake the stabilisation works, with the Public being responsible for any costs associated with enclosing any of the boundaries and all resultant legal fees;
- (c) to authorise the Attorney General and the Greffier of the States to pass the necessary contracts on behalf of the Public of the Island.

MINISTER FOR HOUSING

REPORT

1. Introduction

- 1.1 The States are asked to authorise the Public to enter into contracts or deeds of arrangement with the neighbouring property owners as follows –
 - 1.1.1. Northern boundary with the property known as Bas Des Ruisseaux, owned by Mr. Haycock.
 - 1.1.2. Western boundary with the field known as No. 1410A owned by Miss W. Le Vasseur d Durell.
 - 1.1.3. Southern boundary with the property known as ‘Kerroch’ (formerly “Kobenhaven”) owned by Mr. and Mrs. Le Couillard.
- 1.2 The preparatory works for this refurbishment project has involved tentative liaison with each of the neighbouring properties, who have in principle agreed to the proposed work.

2. Background

- 2.1 On 15th February 2002 the States approved the redevelopment of the La Carrière Estate.
- 2.2 The feasibility study was completed in August 2002 a scheme to improve the accommodation has been agreed. This work is to include –
 - 2.2.1. The encapsulation of the structure with a proprietary render system.
 - 2.2.2. The complete refurbishment of the flat ‘warm deck’ roof.
 - 2.2.3. The replacement of all unit doors with pre-manufactured composite doors sets and windows with UPVc units.
 - 2.2.4. Remedial works to the plumbing and electrical systems.
 - 2.2.5. Minor hard landscaping alterations.
- 2.3 Before this work can be undertaken, the rock face to the west of the estate must be stabilised.
- 2.4 It is seen as essential that the boundaries of the site be properly defined prior to rock face stabilisation and the submission of final designs for the redevelopment to the Planning and Environment Department for approval.
- 2.5 It will therefore be necessary for the Public to enter into deeds of arrangement with each of the owners of the properties currently neighbouring La Carrière, with the Public being responsible for rockface stabilisation works and for the payment of reasonable legal fees incurred by the owners of the said properties.

3. Financial and manpower implications

- 3.1 This proposition, if approved, will not have any manpower implications for the Housing Department, but will result in costs estimated at £5,000 in respect of minor works to boundary enclosures and legal fees.