

STATES OF JERSEY



ANNUAL BUSINESS PLAN 2007: PROPERTY PLAN (P.34/2007) – AMENDMENT

**Lodged au Greffe on 30th March 2007
by Deputy A. Breckon of St. Saviour**

STATES GREFFE

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At the end of the proposition, after the words “as detailed in Appendix A” insert the words “except that the Samarès School Houses 1 and 2 (PBA 97/2&3) on page 16 shall be removed from the list.

DEPUTY A. BRECKON OF ST. SAVIOUR

REPORT

My reason for seeking to amend this proposition is to stop the sale of these 2 houses as set out below. I believe that the best option at the moment is to seek to rent these 2 houses to other employees within the Public Sector. I say this because I believe we are still paying inflated rents to private landlords when we could, in this instance, pay rent to “ourselves” and benefit from the capital gain in the value of the property.

Two recent matters lodged for members’ information by the Minister for Treasury and Resources are –

Land Transactions under Standing Order 168(3)

R.17/2007 presented to the States on 5th March 2007

R.22/2007 presented to the States on 12th March 2007

R.17/2007 contains the leases of 2 residential properties by the Public for employees. The first is a one-year lease of a 3 bedroom property at an annual rental of £14,800. The second is a 3 year lease for another 3 bedroom property (flat) at £13,536 p.a. subject to Jersey Retail Price Index increases.

R.22/2007 rescinds the decision above and substitutes the rental at £17,760 p.a. for one year. Property Holdings are authorised to pass any contract.

Furthermore, R.6/2007 of 25th January 2007 shows the lease of a 3 bedroom property for 3 years with effect from 24th February 2007. The rental shall be £18,540, subject to annual review in accordance with the Jersey R.P.I.

I believe it would be prudent in light of the above transactions to use the 2 houses to accommodate public sector staff.

It may be correct to say that “there are no teachers wishing to occupy the houses”. However I believe economical use can be made within the public sector.

Financial and manpower implications

Manpower

There are no manpower implications as Property Holdings are already doing similar contracts and this would be instead of an existing, not extra work.

Financial

I believe there could be a financial benefit to the public purse in retaining these 2 houses and renting them to public sector employees, which does not say that they can not be sold in the future.