

STATES OF JERSEY

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LE SQUEZ ESTATE, ST. CLEMENT, PHASE 1A: REDEVELOPMENT – APPROVAL OF DRAWINGS

**Lodged au Greffe on 27th April 2004
by the Housing Committee**

STATES GREFFE

PROPOSITION

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

- (a) to approve Drawings Nos. 1892B/201– 10, 214 – 17, 240 – 243 and 6220/025 – 028 inclusive, showing the construction of 19 two, three and four-bedroom dwellings and associated external works with onsite parking as Phase 1A of the Le Squez Estate redevelopment;
- (b) to authorise the Greffier of the States to sign the said Drawings on behalf of the States.

HOUSING COMMITTEE

- Notes:
- 1. The Environment and Public Services Committee granted planning permission on 24th September 2003, under Planning Permit P/2003/1540. Bye-Law approvals were obtained on 17th February 2004.
 - 2. The Finance and Economics Committee's comments are to follow.

REPORT

The Housing Committee has recommended to the States proposals for the redevelopment of both Le Squez and Les Marais estates (P.19/2004).

Phase 1A is the first part of the first phase of the redevelopment of Le Squez Estate with the construction of 15 two, three and four-bedroom dwellings with onsite parking and external works. The houses will be a timber-framed construction with rendered block work and tiled roofs. Electric space and water heating will be installed.

The Committee intends to sell the houses in Phase 1A to States tenants, as set out in P.19/2004 with the exception of the two-bedroom bungalow, which will be retained in public ownership for occupation by a tenant who needs assisted living.

The empty houses on site have been demolished and the tenants re-housed in alternative social rented accommodation. The site is ready for work to commence in May/June of this year. The Drawings will be put out to tender in the middle of April.

There are no manpower implications. The loss of rental income from the demolished houses has already been factored into the department's cash limit.

The Committee's appointed design team, lead by architects Messrs. Nigel Biggar & Partners are currently preparing Drawings for Phase 1B of the Le Squez Estate redevelopment plan, which will see the construction/renovation of a further 15 one-bedroom flats, 3 two-bedroom flats, 5 two-bedroom houses, 36 three-bedroom houses, 6 four-bedroom houses and a possible replacement for the Blanche Pierre Nursery.

The States are asked to support the first phase of what plans to be a radical overhaul of Le Squez Estate, and enable 18 States tenants to realise the aspiration of owning their own home.