

HAUT DE LA GARENNE, ST. MARTIN: APPROVAL OF DRAWINGS

**Lodged au Greffe on 23rd April 2002
by the Planning and Environment Committee**



STATES OF JERSEY

STATES GREFFE

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PROPOSITION

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

to refer to their Act dated 8th December 1998 in which they approved in principle the conversion and redevelopment of Haut de la Garenne, St. Martin, for the purpose of establishing a residential multi-purpose centre for visiting and locally organised groups, and -

- (a) to approve Drawing Nos. 97-937-100/101/102/103/104/ 105/106/107/110/111/112/113/114 and 115 showing the refurbishment and redevelopment of Haut de la Garenne, St. Martin as an accommodation and activity centre; and
- (b) to authorise the Greffier of the States to sign the said drawings on behalf of the States.

PLANNING AND ENVIRONMENT COMMITTEE

- Notes:
- 1. The Planning and Environment Committee approved these drawings under Development Permit Nos. PB/2001/2466 and PB/2001/1309 dated 22nd February 2002.
 - 2. The Finance and Economics Committee's comments are to follow.

Report

In December 1998, the States approved in principle the conversion and redevelopment of Haut de la Garenne to establish an all-year-round multi-purpose activity and accommodation centre for use by local and visiting youth groups, uniformed organisations, bands, sports teams, community project and training groups. The States also agreed the principle of establishing a Trust for the purpose of managing and operating the new centre on a self-financing basis.

The Island Development Committee took over the administration of Haut de la Garenne in 1994. Since that time, the building has been used to accommodate both local and visiting youth groups, conservation groups, bands, military personnel and adventure training units. The building and the adjacent grounds have provided over 60,000 bed nights since 1995 and there is a continuing demand for reasonably priced accommodation from both local and visiting groups, many of which provide valuable service to the Island during their stay.

The building had to be taken out of use in 2000 because it was considered unsuitable for accommodation purposes without major repairs being undertaken.

In January 2000, the Planning and Environment Committee appointed a steering group of local volunteers from the business community, youth and other interest groups. It is intended that these volunteers will eventually become trustees who will lease and operate the accommodation and activity centre on a self-financing basis.

The steering group has worked with a project design team over the past eighteen months to produce plans for a facility which incorporates the majority of the needs identified in the Business Objectives Plan prepared by the group. This has been a fairly lengthy process of design and re-design to bring the overall cost of the project to an acceptable level.

The Planning and Environment Committee gave planning approval on 22nd February 2002. Initial tender documentation has been issued to interested contractors to be returned in April. Subject to States approval, the work would commence in June 2002 for completion in late April/early May 2003.

Haut de la Garenne will be refurbished and redeveloped to provide 22,763 square feet of comfortable and secure accommodation and multi-purpose activity space with kitchen, dining, washing and meeting facilities. The sleeping accommodation provides a minimum of 128 bed spaces and is designed to be used in a flexible manner to accommodate differing size groups, together with separate rooms with en-suite toilet facilities for supervising leaders or for use by individuals undertaking community or conservation service projects. The design incorporates the published requirements for youth accommodation together with access and facilities for disabled persons. A two-bedroomed flat is included for occupation by a manager to be appointed by the trustees.

Certain enabling works have been undertaken at Haut de la Garenne over the past sixteen months including preservation and damp-proofing treatments. Preliminary works to separate the adjoining Aviemore property, including the refurbishment of the plant room, fire separation and provision of main services of electricity, telephones, fire alarm systems and relocation of oil tanks have also been completed.

The south-west wing will not be part of the refurbishment at this stage and will be used as storage space for equipment until such time that the Trust has had more experience of operating the facility and can assess the needs of those wishing to use the centre.

This is an important and unique project to meet the needs of both local and visiting groups. It is to be operated by a Trust on a self-financing basis. The constitution and composition of the Trust will be the subject of a separate report and proposition to the States.

There are no manpower implications for the States arising from this report and proposition.