

STATES OF JERSEY

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

**Presented to the States on 19th July 2005
by the Housing Committee**

STATES GREFFE

PROPOSITION

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

- (a) to approve Drawings Nos. 204 to 206, 208, 1201, 1220 to 1227, 1230 to 1234, 1240, 1241, 1242A, 1243, 1244, 3201, 3202, 3220 to 3222, 3230 to 3237, 3240 to 3242, 4210, 4220, 4221, 4225, 6297-03B, 6297-04A, 6297-05B, 6297-006B and 6297/007A showing the demolition of a number of existing buildings and the construction of 15 one-bedroom flats, 3 two-bedroom flats, 5 two-bedroom houses, 16 three bedroom houses, 3 four-bedroom houses and a Social and Life Skills Centre. The refurbishment of 20 three-bedroom houses, 2 four-bedroom houses and one five-bedroom house is also included and associated external works and onsite parking will be undertaken; and,
- (b) to authorise the Greffier of the States to sign the said Drawings on behalf of the States.

HOUSING COMMITTEE

- Notes:
- 1. The Finance and Economics Committee supports this proposition as part of the overall approved regeneration strategy of the estate at a minimal cost to States finances.
 - 2. The Environment and Public Services Committee granted planning permission on 30th April 2004, under Planning Permit P/2003/2646. A Bye-Laws application was submitted in December 2004 and approval is expected in March 2005.

REPORT

On 9th March 2004 the States approved P.19/2004, which set out proposals for the redevelopment of both Le Squez and Les Marais estates.

Phase 1B is the second part of the first phase of the redevelopment of Le Squez Estate and includes the construction of a Social and Life Skills Centre that will be leased to the Health and Social Services Department. Primarily the works comprise the refurbishment of 23 dwellings and the construction of 42 new dwellings, with onsite parking and external works. The houses will be of timber-framed construction and the flats will be of traditional construction with rendered block work walls and tiled roofs.

In total there will be 65 dwellings in Phase 1B and the Committee intends to sell approximately half of these properties to States tenants, as set out in P.19/2004. The remaining properties will be retained in public ownership for States rental.

With the exception of one house, all of the properties within Phase 1B have been vacated and the tenants relocated. Demolition works have now commenced and are expected to be completed by the end of April 2005. The occupied house will be vacated for a time and the family temporarily re-housed while refurbishment works are carried out to this property.

The refurbishment/construction works will be issued for tender at the end of April 2005. The development is expected to commence at the end of July 2005 and should be completed approximately 18 months later.

There are no manpower implications. The loss of rental income from the vacant properties has been factored into the Housing Department's cash limit. The receipts from sales will be put toward the development costs for Phase 2, as described in P.19/2004.

The States are asked to support the second part of the first phase of works that will see a radical overhaul of the Le Squez Estate, and enable a number of States tenants to realise an aspiration to own their home.