

THE HAVEN, LA GRAND ROUTE DE ST. MARTIN, ST. SAVIOUR: PURCHASE OF LAND

**Lodged au Greffe on 8th October 2002
by the Health and Social Services Committee**



STATES OF JERSEY

STATES GREFFE

150

2002

P.185

Price code: A

PROPOSITION

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

- (a) to approve the purchase from Mr. Ian Michael Denzil Kingham of the property known as The Haven, Le Grande Route de St. Martin, St. Saviour, shown on Drawing No. 1913/02/47 for the sum of £550,000, with each party being responsible for the payment of its own legal fees, and to authorise the Greffier of the States to sign the said drawing on behalf of the States;
- (b) to authorise the Attorney General and the Greffier of the States to pass the necessary contracts on behalf of the public;
- (c) to authorise the Treasurer of the States to make the appropriate payments in connexion with the purchase of the said property out of the Planning and Environment Committee vote of credit 'Acquisition of Land - Major Reserve' (Vote C0904).

HEALTH AND SOCIAL SERVICES COMMITTEE

- Notes:
1. The Finance and Economics Committee supports the proposal subject to the conversion works and ongoing revenue costs being contained within the existing funding available to the Health and Social Services Committee.
 2. The Planning and Environment Committee supports the above draft report and proposition, subject to a full application. However, it must be made clear that subsequent to this, no further funds will remain in the Land Acquisition Vote of Credit C0904 and consequently this would mark the end of use of this vote for such purposes.

Report

As part of their Community Living Strategy, the Health and Social Services Committee is seeking to acquire properties to provide Group Homes for residents with disabilities.

The Haven, La Grand Route de St. Martin, St. Saviour, is viewed as suitable for that purpose. It consists of a single unit of residential accommodation with six double bedrooms, large fully fitted kitchen and breakfast room, living room, two bathrooms and separate w.c. There is also a single garage, laundry room, large private and secure rear garden and adequate parking for up to five cars.

The internal layout of the property is such that three of the bedrooms and house bathroom are on the ground floor with the other three bedrooms and bathroom at first floor level, both are serviced with separate living rooms. This arrangement will create a natural division for the appropriate care requirements of the individual residents.

The property was refurbished in 2000 and is in good condition throughout with only minor alteration work required in the form of disabled fixtures and fittings to make it suitable for Group Home use. Following this conversion, The Haven will provide accommodation for five residents with one bedroom being used for overnight sleeping staff.

Terms and conditions have now been agreed, subject to States approval, contract and satisfactory survey, with the owner of the property, Mr. Ian Michael Denzil Kingham, for the purchase of the freehold of the property for the sum of £550,000, to include carpets, curtains, light fittings and kitchen appliances.

The Department of Property Service supports the acquisition of this property for the use of a Group Home. It is intended that the funding to support this purchase will be met from the Planning and Environment Committee's Vote of Credit C0904 "Acquisition of Land - Major Reserve".

There are no manpower implications of acquiring this property and the revenue cost of servicing the property has been allowed for within Health and Social Services' budget.

