

STATES OF JERSEY

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SOUTHVIEW, LA ROUTE DES GENETS, ST. BRELADE: PURCHASE

**Lodged au Greffe on 4th November 2003
by the Health and Social Services Committee**

STATES GREFFE

PROPOSITION

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

- (a) to authorise the purchase from Mrs. Carole Dawn Valente, née Chapman, of the property known as ‘Southview’, La Route des Genets, St. Brelade, as shown on Drawing No. 1974/03/65, for the sum of £540,000, with each party to be responsible for its own legal fees in relation to the transaction;
- (b) to authorise the Attorney General and the Greffier of the States to pass, on behalf of the public, any contracts which might be found necessary to pass in connection with the said property; and
- (c) to authorise the payment or discharge of the expenses to be incurred in connection with the acquisition of the said property, and all interests therein, from the Environment and Public Services vote of credit ‘Acquisition of Land – Major Reserve’ (Vote C0904).

HEALTH AND SOCIAL SERVICES COMMITTEE

- Notes:
1. The Environment and Public Services Committee, noting the accommodation offered by the property, the security of a six-foot high wall surrounding the property and the fact that there were no manpower implications for the States, decided to support the report and proposition.
 2. 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.

REPORT

The property known as Southview, La Route des Genets, St. Brelade (shown in Drawing No. 1974/03/65) has been identified by the Health and Social Services Committee as fulfilling the requirement of a group home for individuals with learning difficulties.

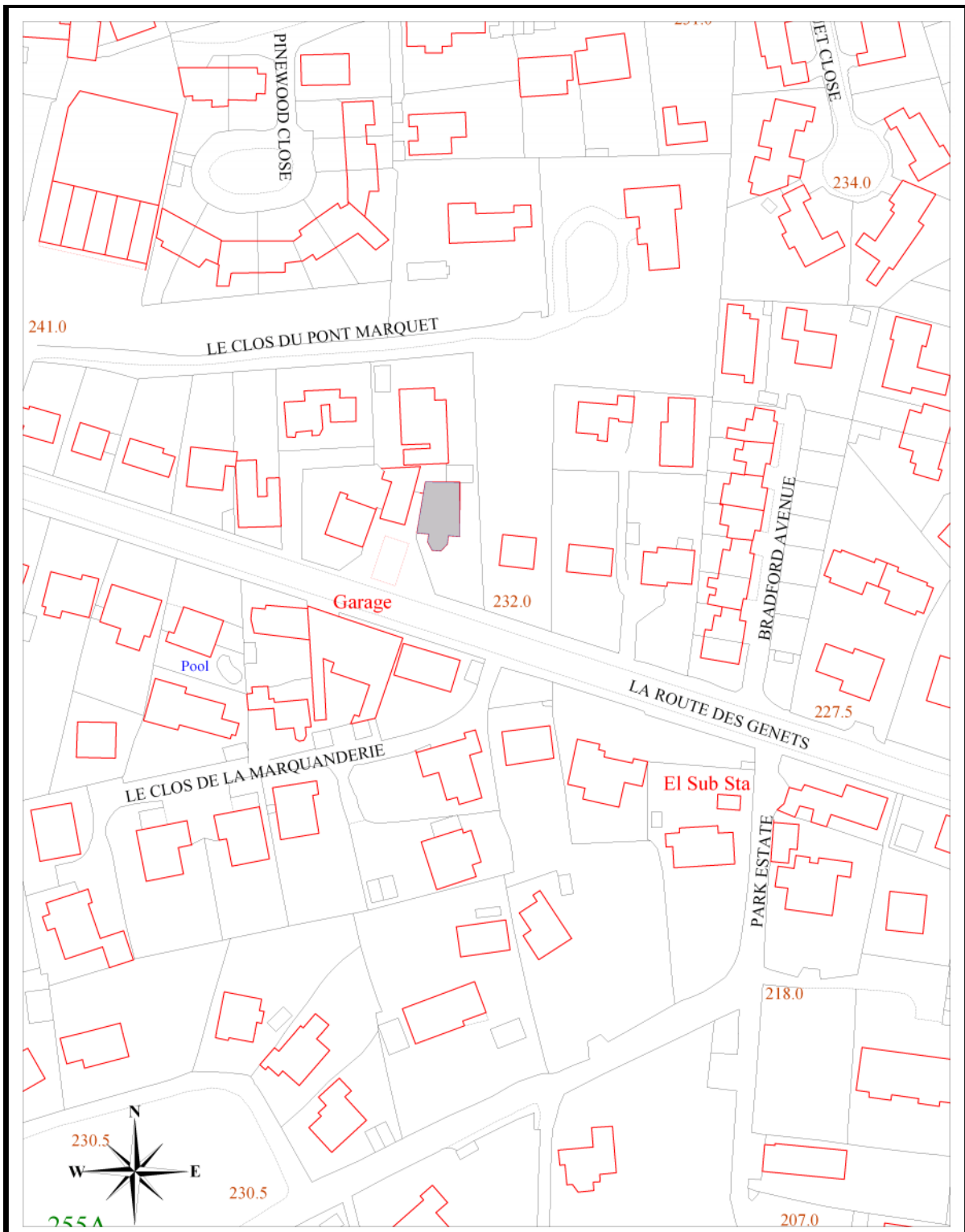
The Department of Property Services has carried out a building survey and valuation of the property and considers the offer price of £540,000 (five hundred and forty thousand pounds sterling) which has been accepted by the owner, Mrs. Carole Dawn Valente, née Chapman, to be fair and reasonable for this freehold property interest.

Southview has had considerable renovation works carried out in recent years and has been adapted by the current owner to accommodate a handicapped occupier. These changes are advantageous to the Health and Social Services Committee and the price includes a disabled toilet and rubber external paving tiles which covers the entire area to the rear of the property.

The main property comprises kitchen, dining-room, lounge, conservatory, 3 bedrooms, 2 bathrooms and offers second unit which includes office, kitchen, lounge, bathroom and 2 bedrooms. All rooms are in excellent decorative order. Externally there is a south-facing patio area leading to a small lawn area and a double garage with a driveway allowing for a further parking of 10 cars. The property is bounded on all sides by a 6 foot high wall offering added security.

It has been agreed that each party is to pay their own legal costs in relation to this transaction and there are no additional financial implications for the States arising from this proposition.

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



Southview, La Route des Genets, St. Brelade

Drawing No: 1974/03/65

Boundary Information Supplied by the States of Jersey Planning Office, but no responsibility can be accepted for error.



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