

STATES OF JERSEY

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FORMER SCHOOL, CLEARVIEW STREET, ST. HELIER: PROPOSED SALE

Lodged au Greffe on 30th March 2004
by the Environment and Public Services Committee

STATES GREFFE

PROPOSITION

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

- (a) to approve the sale of the freehold interest in the Former School at Clearview Street, St. Helier as shown on Drawing No. 1206/04/01 from the Public of the Island to the Scott Gibaut Homes Trust for a nominal sum of £10 for the purpose of developing the site to provide an ‘Independent Assisted Living Housing Scheme’ in accordance with the necessary Planning and Building By-law approvals; and
- (b) to authorise the Attorney General and the Greffier of the States to pass as appropriate on behalf of the Public such contract as may be necessary in connection with the said property and any interest therein.

ENVIRONMENT AND PUBLIC SERVICES COMMITTEE

- Notes:
- 1. The Housing Committee’s comments are to follow.
 - 2. The Health and Social Services Committee’s comments are to follow.
 - 3. The Finance and Economics Committee’s comments are to follow.

REPORT

In July 2003 the States approved the transfer of administration of former school premises at Clearview Street, St. Helier to the Environment and Public Services Committee for the purposes of entering into an agreement with the Scott Gibaut Homes Trust to deliver on the site an “Independent Assisted Living Housing Scheme”.

Designed in conjunction with a project team and local architects to meet the particular requirements of the Trust and its clients, the redeveloped site will comprise 7 self-contained, one-bedroomed flats on two levels together with meeting and communal facilities. Although planning approval for the scheme, which includes the retention of the former Victorian school hall, has been granted in September 2003, minor modifications to meet Building Bye-law requirements shall be made prior to final approval.

The Trust has been successful in actively raising approximately 50 per cent of the monies required to complete the development, principally through ‘Headway’ and ‘Scope’, who created the Trust for the specific purpose of completing this project. In order to enable the Trust to raise the balance of funding through borrowing, it is proposed that the site be ceded to the Trust so as to provide the security required by private lenders.

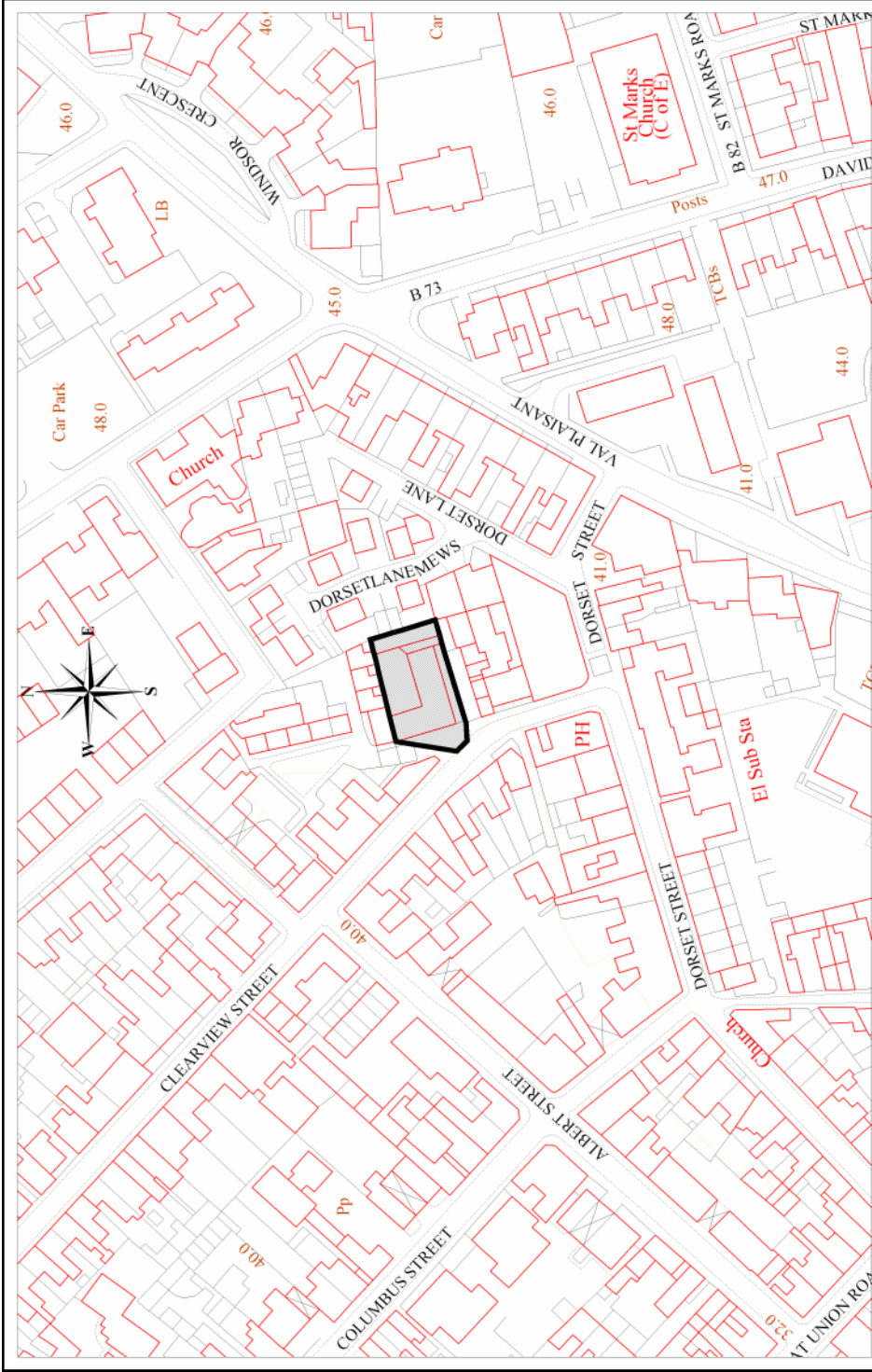
Following the formal registration of the Trust by the Royal Court, it is proposed that the transfer of the site will be effected at a nominal consideration of £10, although covenants will be imposed on the purchaser to restrict the development in accordance with any planning permission granted and for its subsequent use to be solely for the provision of affordable, independent, assisted accommodation for persons suffering from brain injury or related physical disabilities. In addition, legal provisions shall be contained within the conveyance to protect the long term interests of the Public in the event of the Trust encountering financial difficulties and providing the Public with an option to purchase the site, in the event of the Trust seeking to dispose of its interest in it.

Each party shall bear its respective legal and professional costs in connection with the proposed conveyance. Within the conveyance the Trust shall also undertake to meet all the costs incurred in respect of minor alteration works that are required to an adjacent residential property, 2 Clearview Villas, also in Public ownership, in order to avoid overlooking of the proposed development.

There are no manpower implications resulting from the proposed sale of the property, and there are no additional financial implications to those stated above, although the Public shall forego a notional capital receipt from the possible sale of this vacant property on the open market.

Re-issue note

This projet is re-issued due to the late notification of a change in the correct title of the Trust.



**Drawing No:
1206/04/01**

For mer Schod, Clearview Street, St Helier
Boundary Information Supplied by the States of Jersey Planning Office, but no responsibility can be accepted for error.



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