

**LEASE OF LAND AT FIVE OAKS TO
TELECOMMUNICATIONS BOARD**

**Lodged au Greffe on 8th December 1998
by the Health and Social Services Committee**



STATES OF JERSEY

STATES GREFFE

PROPOSITION

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

- (a) to approve the lease to the Telecommunications Board of approximately 5,232 square feet of accommodation at the Health and Social Services Department store at Five Oaks for a period of nine years, with effect from a date to be agreed, at an annual rental of £40,000, subject to a rent review every three years at open market values;
- (b) to authorise the Greffier of the States to sign the necessary lease.

HEALTH AND SOCIAL SERVICES COMMITTEE

NOTE: The Finance and Economics Committee supports this proposition.

Report

The Health and Social Services store at Five Oaks is presently subdivided into two sections. One section is being used to store the Committee's Central Sterile Supplies Department provisions, staff accommodation furniture and frozen food for the catering department. The other section is to be temporarily used to decant the workshops from Le Geyt Centre whilst that redevelopment is taking place.

It is proposed that once Le Geyt personnel have returned to the redeveloped Centre in 1999, the space vacated at Five Oaks Store will be leased to the Telecommunications Board, whose own site adjoins land to the side of the store. The Board has approved terms, and wishes to lease both the section of vacated store, and the land between it and their own site for a nine year period, at a commencing rental of £40,000 per annum, reviewed every three years to Open Market Rental Value.

The Health and Social Services Committee has approved the terms, and the funds raised will be used initially to finance the sub-division of the store, and thereafter towards the maintenance of its buildings.