

# **STATES OF JERSEY**

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## **SALE OF PROPERTY: LA FALAISE, FLIQUET, ST. MARTIN**

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**Lodged au Greffe on 9th August 2005  
by the Housing Committee**

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**STATES GREFFE**

## **PROPOSITION**

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

- (a) to authorise the sale, on the open market, of La Falaise, Fliquet, St. Martin;
- (b) to authorise the Housing Committee to utilise the proceeds of sale of the above property to undertake the refurbishment of Clos de Quennevais, St. Brelade;
- (c) to authorise the Attorney General and the Greffier of the States to pass on behalf of the Public any contract it may be necessary to pass in connection with the sale of the property referred to in paragraph (a) above.

### **HOUSING COMMITTEE**

- Notes:
- 1. The Finance and Economics Committee's comments are to follow.
  - 2. The Policy and Resources Committee's comments are to follow.

# REPORT

## Introduction

La Falaise is a two-bedroom cottage and has recently been vacated. The property is in need of significant expenditure to both upgrade the same and rectify land slippage in the surrounding areas. The cost of rectifying these problems is not economically viable in view of the likely rental return and future usage of the property. In addition, the unique location of La Falaise means that, should it be put up for sale, it could attract a significant premium to the average price for a two-bedroom cottage. It therefore makes better sense to dispose of the same and utilise the proceeds of sale to refurbish existing States Rental Accommodation, namely Clos de Quennevais

## Clos de Quennevais, La Route des Quennevais, St. Brelade

This estate is made up of 16 units as follows –

- 8 x one-bedroom flats;
- 8 x two-bedroom flats.

The estate was built in 1951 and although in need of general refurbishment, has stood the test of time. The Housing Committee would like to undertake the following works –

- Replace all windows with uPVC double-glazed units.
- Externally clad the buildings to provide high levels of insulation and improve appearance.
- Replace gutters, fascias etc.
- Replace existing heating systems.
- Provide additional parking.
- Extensively landscape communal gardens.

Realistic budget figures have been obtained for the works which are likely to cost in the region of £500,000.

## Conclusion

La Falaise no longer fits in with the social housing portfolio and is in need of significant expenditure. The disposal of the same, with the proceeds of sale utilised to carry out work on a popular estate in the west of the Island is a sensible use of funds. It is also in accord with the Housing Committee's policy of making the best use of its housing stock. The States have in the last 12 months approved the sale of 7 Committee properties, the proceeds from which will be put toward redevelopment of Clos de Roncier.

There are no additional financial or manpower implications for the States. Indeed the refurbishment of Clos de Quennevais will have a positive effect in terms of the anticipated reduced expenditure on maintenance over the first 10 years after completion.

The States are asked to support this proposition.