

LE MARAIS, ST. CLEMENT - REFURBISHMENT PHASES I AND II: APPROVAL OF DRAWINGS

**Lodged au Greffe on 28th April 1998
by the Housing Committee**



STATES OF JERSEY

STATES GREFFE

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PROPOSITION

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

- (a) to approve drawings Nos. 3932/03B, 3932/04B, 3932/05B, 3932/06A, 3932/09, 3932/12 and 3932/14 showing Phases I and II of the refurbishment of the high rise blocks of flats at Le Marais, St Clement;
- (b) to authorise the Greffier of the States to sign the said drawings on behalf of the States.

HOUSING COMMITTEE

NOTES:

1. The Planning and Environment Committee granted development permission under Permit No. 4628/W on 13th October 1998.
2. The Finance and Economics Committee supports this proposition.

Report

The Housing Committee, as part of its ongoing refurbishment programme to modernise its older estates is proposing to refurbish the rental accommodation at Le Marais, St Clement; some 308 units. The Committee has decided to start with the four high rise blocks of flats and, upon their completion to continue with the low rise units of accommodation.

The previous Housing Committee invited local architectural practices to submit ideas for the modernisation of the high rise blocks of flats. Thirteen practices responded to the Committee's invitation and a short list of three were asked to prepare a feasibility study for further consideration. The proposals put forward by John Richards & Partners were accepted by the Committee.

The residents were consulted about the problems of living in the flats, and in order to address these and other issues, the Committee is proposing that the buildings should be externally clad, this will not only improve their visual appearance, but will also improve the insulation standards, prevent water penetration and better protect the concrete slabs - repairs need to be carried out on the concrete works on all of the blocks. New double-glazed windows will be installed as the current windows have failed. The lobby and communal areas will be upgraded to improve the environment for the residents, including redecoration, and the safe removal of asbestos tiles from the ceilings. One of the major concerns of the residents was the lack of an adequate security system preventing persons from entering the building. This concern will be addressed with the installation of a secure door entry system. Further works will include the recovering of the roofs, the renewal of all fire doors, the replacement of the refuse chutes and lightning conductors.

The Committee considered the option of demolishing the four blocks of flats and replacing them with the equivalent number of low rise units. However, the Committee has been advised that the cost of demolition and rebuild, over a phased five year programme, would be little short of £30 million. The Committee decided that, given its own call on capital funding over the next five years for other housing projects, the request for additional funds could not be justified. There were further considerations to be taken into account, notably the need to re-locate some 224 families during the course of construction. This would be at a time when the Committee was still heavily involved in the relocation of tenants from Elysee Estate, Le Geyt Flats, Grasett Park, and other estates already earmarked for demolition or refurbishment. Furthermore, the Committee was conscious of the views expressed by many of the residents who made it clear that they wished to continue to live in the high rise flats, provided they were made more secure and more comfortable.

The Committee proposes to start work on the first two blocks of high rise flats this year, with the remaining two blocks being refurbished in 1999, subject to the necessary funds being made available at the next capital decision conference.

Accordingly, the States is asked to endorse the Committee's proposals by approving the said drawings.