

**WRITTEN QUESTION TO THE MINISTER FOR HOUSING
BY DEPUTY G.C.L. BAUDAINS OF ST. CLEMENT
ANSWER TO BE TABLED ON TUESDAY 29th APRIL 2014**

Question

With regard to the redevelopment of Le Squez, could the Minister advise of the density (persons per acre) and area of amenity space before development began, together with figures that will apply once the latest plans have been completed?

Answer

I have previously detailed the proposed levels of density at Le Squez in my response to question 7552 on 16th April 2013. The information set out in that answer remains valid at this time and for ease of reference a copy is attached hereto.

However, the Deputy's has now asked for additional information in relation to the density on a persons per acre basis.

Based on assumed maximum occupancy of every home the current plans for Le Squez will see density increase from 74 persons per acre to 83 persons per acre.

Amenity space includes gardens within the curtilage of individual houses, balconies on flats as well as the general surrounding undeveloped areas. Plans for the final phase of the development are at outline stage only and it is not therefore possible to accurately measure all of the amenity space provision and to draw an accurate comparison between the estate prior to redevelopment and with redevelopment complete. However, this information will be available prior to a planning application for Phase 4 being submitted and I would be happy to make it available to the Deputy and any other member who would like it, at that time.

The provision of good amenity spaces is an important aspect of the redevelopment. It is proposed that when complete there will be a far greater emphasis on amenity spaces which can be private to communities within blocks of apartments as well as achieving the required private garden sizes for houses. This approach will be evident to those who have visited the recently completed homes at Le Squez. Phase 4 of the redevelopment will, subject to planning approval; see the introduction of a dedicated Children's play area.

An important aspect of the redevelopment has been the establishment of a dedicated and permanent link between Samares School and the FB Playing Fields opening up that amenity space for wider use.

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ANSWER TO BE TABLED ON TUESDAY 16th APRIL 2013**

Question

Would the Minister advise, with regard to the redevelopment at Le Squez -

- (a) how many times the plans have been changed in the last five years;
- (b) how many times in the last year architects have made major revisions to the scheme, when and at what cost; and,
- (c) the latest proposed density compared with the original density.

Answer

The regeneration of Le Squez and Le Marais was approved by the States in 2004. Since that time the area has seen a number of new phases of development which have provided both new social rented homes and opportunities for low cost homeownership. These have transformed the area.

- a) During the 5 year period to April 2013 Phase 2 of the Le Squez development was commenced and 60 new homes completed.

The remaining element of Phase 2 was identified as having potential for redesign to improve the economic viability of the project by increasing the number of homes to respond to changing needs. This redesigned element has become Phase 2c & has resulted in a 50% increase in unit numbers on that part of the site to now provide 24 homes a number of which have been purpose designed for the disabled.

- b) The Master Plan proposals for the Le Squez development have only recently been revised and for a number of reasons, which include:-

accelerating completion of the scheme into 2 phases rather than the proposed 8; and

adjusting the proposed types and mix of homes to reflect current and projected housing need; and

increasing the number of homes to be developed to 137 from 124; and

providing an opportunity for at least 1 group home and 1 additional large purpose built disabled unit; and

responding to the changing requirements of the School which is to become double form entry and requires larger amenity spaces; and

providing for the Number 15 Bus to enter Le Squez on School Road and exist via Rue de Mauvertuis ensuring that residents continue to benefit from this important transport link.

but without impacting on key objectives of the Regeneration Master Plan such as:-

Improving pedestrian links through the estate; and

Removing the flow of through traffic; and

Providing the School with a safe direct access into the FB Fields; and

Providing homes with high levels of sustainability; and

Providing enhanced play provision for young people.

The cost of completing these Master Plan alterations is £14,574.43 which when compared to the overall Gross Development Cost of c. £30m represents less than half of one per cent.

- c) Prior to redevelopment the estate had 176 homes representing a density of at 42 dwellings per hectare (dph). As the Master Plan has evolved the site density has intensified. The first development proposals were for 185 mixed units of accommodation at 45 dph, with the alterations to phase 2 came an increase in density to 48 dph. The most recent Master Plan iteration aims to deliver 53dph.

Phase 2c is currently underway, this is will see the delivery of 24 new rental homes in June 2014

The procurement of a design team to lead the development of the regeneration project to completion (phases 3 & 4) is presently underway.

The Le Squez regeneration scheme and other projects underway or planned will provide much needed social housing, while also giving a welcome boost to the construction industry.