

STATES OF JERSEY

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SALE OF PROPERTIES

**Lodged au Greffe on 13th April 2004
by the Housing Committee**

STATES GREFFE

PROPOSITION

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

- (a) to authorise the sale, on the open market, of the following unoccupied properties –
 - 1. Old Station House, Corbière, St. Brelade
 - 2. Winchester House, Winchester Street, St. Helier
 - 3. 101 Don Road, St. Helier
 - 4. East Telephone Exchange, St. Saviour
 - 5. Amy's House, St. Martin
 - 6. L'Hôpital, St. Martin;
- (b) to authorise the Housing Committee to utilise the proceeds of sale of the above properties to undertake the phased refurbishment of Le Clos de Roncier, St. Clement;
- (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 properties 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

The Housing Committee currently administers the 6 unoccupied properties, details of which are listed below –

1. Old Station House, Corbière, St. Ouen

A two-bedroom property situated on the headland of Corbière. The property is in need of complete refurbishment.

2. Winchester House, Winchester Street, St. Helier

A 19th Century property converted into 3 one-bedroom flats. The configuration of the flats is poor, with one flat having a bedroom separated by a communal corridor. The property is in need of major refurbishment to bring it up to modern-day standards.

3. 101 Don Road, St. Helier

This property is converted into 2 units, a three-bedroom flat and a four-bedroom flat. The general layout, sound insulation and standard of the property is poor. The building is in need of major refurbishment.

4. East Telephone Exchange, St. Saviour

This property has a three-bedroom flat to the rear. The remainder of the property is a large store and is used by another States Department. This building is in need of major refurbishment.

5. Amy's House, St. Martin

A two-bedroom house in need of general refurbishment.

6. L'Hôpital, St. Martin

A one-bedroom cottage, L'Hôpital is affected by a significant land slippage. The Housing Committee is advised by the Law Officers' Department to rectify the problem prior to any sale. Subject to approval by the States Assembly to sell L'Hôpital, the Housing Committee agrees with this advice.

The properties listed above are all in need of significant refurbishment, the cost of which is estimated to be in the region of £1 million. Their present condition, location and on-going maintenance burden, makes them unsuitable for social housing.

The collective valuation of the 6 properties is in the region of £2 million net. This figure is based on the assumption that L'Hôpital would be sold once stabilisation works had been completed. The proceeds of sale from L'Hôpital would then be used to reimburse the Housing Committee for the works already undertaken.

It is proposed that once sold, the proceeds of sale of the 6 properties should be used to commence a phased refurbishment of Le Clos de Roncier, St. Clement.

Le Clos de Roncier

This is a large family estate made up as follows –

- 4 two-bedroom houses constructed in 1952
- 14 three-bedroom houses constructed in 1952
- 65 three-bedroom houses constructed in 1971-73

The houses constructed in 1952, although in need of general refurbishment, have stood the test of time and are in better condition than those constructed in 1971-73, which are in need of significant refurbishment. 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 £2,250,000. Expenditure from the Committee's Planned Maintenance budget in the sum of £275,000 has already been earmarked for the estate in 2005 and therefore this will be added to the proceeds of sale from the 6 properties to ensure that there are sufficient monies to complete the works. In addition, the management of this project will be handled 'in-house' to reduce the need for expensive project management fees.

Conclusion

The 6 properties recommended for sale are no longer required and are in need of significant expenditure. The disposal of the same, with the proceeds of sale utilised to commence work on a family estate in desperate need of refurbishment, is an imaginative use of the Housing Committee's property portfolio. Indeed it is an example of strategically managing that portfolio for the benefit of some 83 States Tenants.

There are no additional financial or manpower implications for the States. Indeed the refurbishment of Le Clos de Roncier 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 the Housing Committee with this proposal.