

RUXLEY, LONGUEVILLE ROAD, ST. SAVIOUR: PURCHASE

**Lodged au Greffe on 8th October 2002
by the Home Affairs Committee**



STATES OF JERSEY

STATES GREFFE

150

2002

P.178

Price code: B

PROPOSITION

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

- (a) to authorise the purchase from Mr. Andrew Alistair Colquhoun and Mrs. Margaret Kennedy Colquhoun, né Guild, of the property known as Ruxley, Longueville Road, St. Saviour (shown on Drawing No. 1916/02/48 for the sum of £315,000, with each party being responsible for its own legal fees, and to authorise the Greffier of the States to sign the said drawing on their behalf;
- (b) to authorise the Attorney General and the Greffier of the States to pass, on behalf of the public, any contracts which it might be found necessary to pass in connection with the said property and any interest therein;
- (c) to authorise the payment or discharge of expenses to be incurred in connection with the acquisition of the said property and any interest therein from the Planning and Environment Committee's vote of credit "Acquisition of Land - Major Reserve" (Vote C0904).

HOME AFFAIRS COMMITTEE

Notes: 1. The Planning and Environment Committee supports the proposition. The bungalow known as Gorseland was purchased on behalf of the public by the Planning and Environment Committee in 1993 for £214,000 as part of the acquisition of 120 vergées of heath land and 10 vergées of agricultural land, which is now a site of special interest. Originally leased to the Defence Committee the bungalow was refurbished for use by U.K. Officers posted to serve with the Jersey Field Squadron at a cost of £69,324. In 1996 the property was transferred into the administration of the Defence Committee (now the Home Affairs Committee).

The Committee believes that the purchase of Ruxley for the further accommodation needs of the Jersey Field Squadron and the eventual sale of the more valuable Gorseland property are financially sensible.

- 2. The Finance and Economics Committee supports the purchase of Ruxley, Longueville Road, St. Saviour for use by the Jersey Field Squadron on condition that the property currently used for this purpose (Gorseland, La Rue de la Corbière, St. Brelade) is sold in order to reimburse the funds used for this acquisition.

Report

The Home Affairs Committee administers the property known as Gorseland, La Rue de la Corbiere, St. Brelade currently occupied by a serviceman, seconded from the U.K. to the Jersey Field Squadron, and his family. There is a commitment to provide suitable accommodation for up to four service personnel.

The property was originally acquired in 1993 by the Planning and Environment Committee on behalf of the public as part of the purchase of 120 vergées of heathland which is now managed by the Environmental Services Unit for the benefit of the public. The bungalow was later transferred to the Defence Committee in 1996.

The suitability of Gorseland has been questioned by the Jersey Field Squadron and officers of the Home Affairs Committee. The future releasing of funds is supported by the Department of Property Services due to the unnecessarily large size, remote location and high maintenance costs of Gorseland. The Department of Property Services has indicated that the property should achieve an open market price in excess £575,000.

A suitable replacement property has been identified as Ruxley, Longueville Road, St. Saviour. This property provides flexible family accommodation in a central location on a good access route to the Jersey Field Squadron Headquarters at Mount Bingham and local schools.

The 1930s semi-detached property comprises three bedrooms, two reception rooms, kitchen, conservatory, bathroom, large private garden and a large garage with extra parking. Other facilities include double glazing and oil fired central heating together with a separate storeroom with shower room which could be utilised as a fourth bedroom.

Terms and conditions have now been agreed, subject to States' approval and survey, with the owners of the property, Mr. Andrew Alistair Colquhoun and Mrs. Margaret Kennedy Colquhoun née Guild, for the purchase of the freehold of the property known as Ruxley, Longueville Road, St. Saviour for the sum of £315,000 to include carpets, curtains and light fittings. The Department of Property Service fully supports the acquisition of this property for the housing of servicemen on the basis that it allows the Home Affairs Committee to fulfil its operational requirements at a saving to the public purse.

It is intended that the funding to support this purchase will be met from the Planning and Environment Committee's Vote of Credit C0904 "Acquisition of Land - Major Reserve".

It is proposed that, with the approval of the Finance and Economics Committee arrangements will be made for the sale of Gorseland, with the equivalent proportion of the capital receipt being returned to the Vote of Credit C0904 to reimburse the amount used to acquire Ruxley.

There are no manpower implications in acquiring this property and the revenue cost of servicing the property has been allowed for within the Home Affairs Committee budget.

