

**ROYDE HOUSE, 21 MIDVALE ROAD, ST. HELIER: LEASE OF ACCOMMODATION**

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**Lodged au Greffe on 20th August 2002  
by the Health and Social Services Committee**

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**STATES OF JERSEY**

**STATES GREFFE**

150

2002

P.137

Price code: A

## **PROPOSITION**

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

- (a) to approve the leasing by the public from Arrandon Holdings Limited of approximately 4,195 square feet of accommodation at Royde House, 21 Midvale Road, St. Helier, for the purpose of accommodating the Child and Family Services, for a period of five years commencing on 1st September 2002, with the option to renew the lease for a further three years, at an initial annual rental of £77,340.05, with the rental to be reviewed annually in line with the Jersey Retail Price Index, and with each party being responsible for its own legal fees in relation to this transaction;
- (b) to authorise the Greffier of the States to sign the lease on behalf of the public; and
- (c) to authorise the Treasurer of the States to pay the rent as it becomes due.

### **HEALTH AND SOCIAL SERVICES COMMITTEE**

Note: The Finance and Economics Committee supports the report and proposition of the Health and Social Services Committee subject to any increase in expenditure being met from within that Committee's existing cash limits.

## **Report**

The Child and Family Services provide support, counselling and therapeutic intervention to children and their families presenting with a range of psychological, psychiatric conditions and/or social dysfunction. The service also provides support to all States secondary schools and to all children who suffer bereavement reaction.

Over the last few years, there has been a tremendous increase in the referral rate to the service to the extent that the space in their present premises, at 14 Byron Road, is now totally inadequate in meeting the needs of the clients.

New premises have been found at Royde House, 21 Midvale Road, St. Helier, which meets the needs of the expanded service and will also allow the setting-up of a day unit for children. Royde House is presently being refurbished by its owners, Arrandon Holdings Ltd., and is scheduled to be completed for occupation on 1st September 2002.

The property consists of 389.81 square metres (4,195.86 square feet) of internal space on four floors and a car park area large enough for 22 spaces. There is disabled access to the lower ground floor from the car park and a lift has been installed for access internally.

Heads of Terms of lease have been negotiated by the Property Services Department. The proposed five-year lease, with an option for a further three years, will be for the commencing rental of £77,340.05 to be increased annually in line with the Jersey Retail Price Index with the lessee responsible for the internal repair and internal insurance only. The lessee will also be responsible for payment of all services, Occupier's Rates and general lift maintenance.

The revenue cost of leasing and servicing the building has been included within the Health and Social Services budgets and staffing numbers are included with the present agreed level.