

STATES OF JERSEY



LE SQUEZ REDEVELOPMENT PHASE 1B: REDEFINITION OF BOUNDARIES

**Lodged au Greffe on 6th March 2007
by the Minister for Housing**

STATES GREFFE

PROPOSITION

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

- (a) to authorise the Public to enter into contracts or deeds of arrangement with the owners of various properties forming parts of the western boundary of Le Squez estate in order to redefine those boundaries, with the Public being responsible for any costs associated with enclosing any of the boundaries and all resultant legal fees;
- (b) to authorise the Attorney General and the Greffier of the States to pass the necessary contracts on behalf of the Public of the Island.

MINISTER FOR HOUSING

REPORT

1. Introduction

- 1.1 The States are asked to authorise the Public to enter into contracts or deeds of arrangement with the owners of various properties in La Platte Mare, the warehouses occupied by C&R Continental and the Marks and Spencer Supermarket owned by St. Clement Holdings Ltd. situated to the west of the current development.

2. Background

- 2.1 On 9th March 2004, in adopting P.19/2004, the States approved the redevelopment of Le Squez Estate.
- 2.2 The first phase of the scheme was completed in December 2005 and the resultant homes are now occupied. Eighteen houses were sold to States Tenants with one disabled bungalow retained for rental.
- 2.3 Construction work in respect of Phase 1B is well progressed and legal research undertaken by the Law Officers' Department, in preparation for the forthcoming sale of 23 of the refurbished houses, has established that there is some degree of uncertainty about the exact position of the western boundaries towards a number of the private properties at La Platte Mare, C&R Continental and the current Marks and Spencer Supermarket, owned by St. Clement Holdings.

The properties at La Platte Mare are owned as follows –

No. 1	Gary de Lecq de Montais
No. 2	Andrew Philip Romeril and Linda Jean Romeril, née Myers
No. 3	Caroline Pinel, née Driscoll
No. 4	Terence Anthony Brown and Sheelagh Jacqueline Kay Sampson
No. 5	John Spencer de la Mare and Christine Nadine de la Mare, née Nicolas
No. 6	Alan James Walmsley and Kathryn Walmsley, nee Dunbar
No. 7	Barry Alfred Vardon and Patricia Ann Vardon, née Ashcroft
No. 8	Thomas Martin Lawlor and Phyllis Ursula Vardon, née Wallser

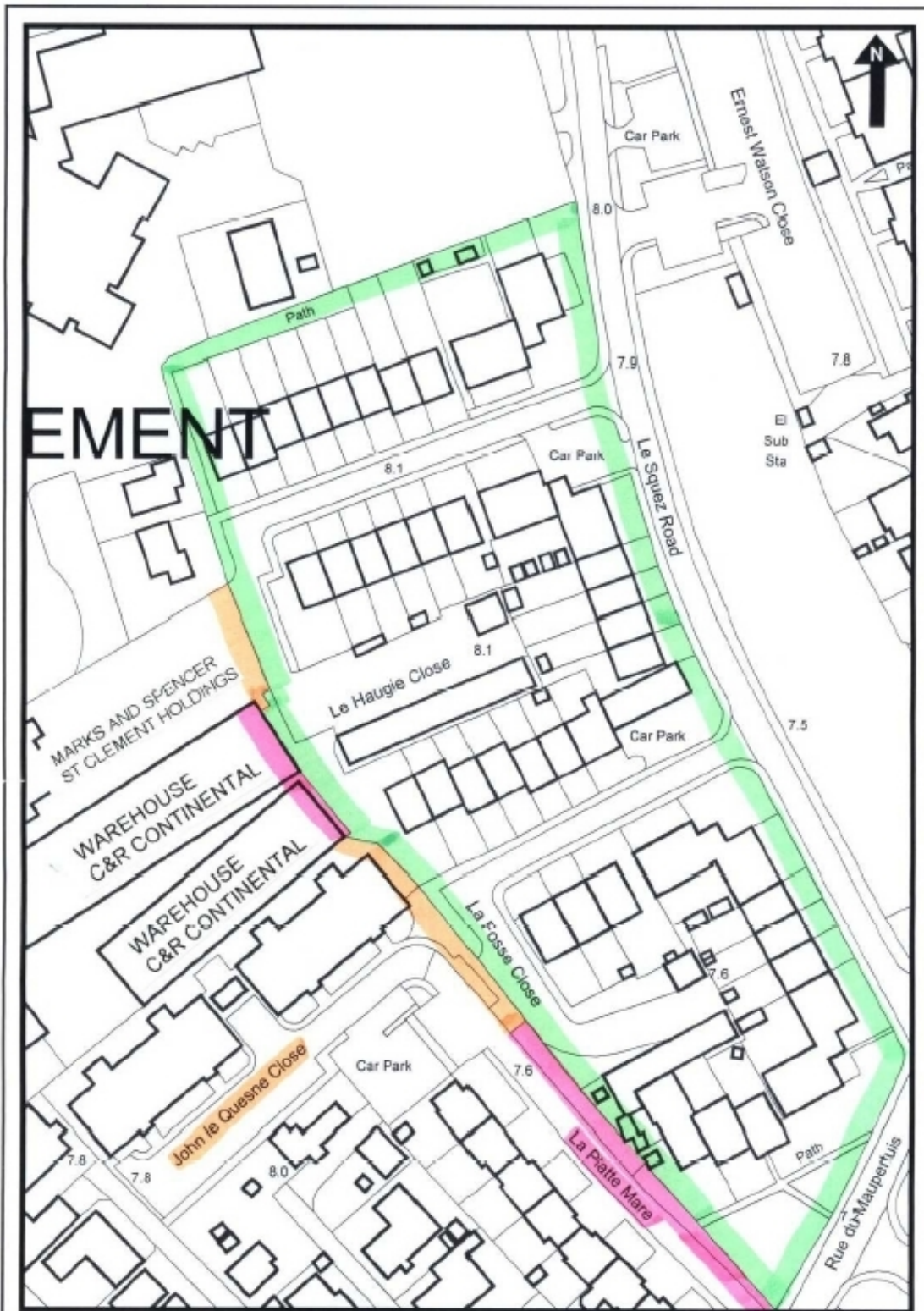
In addition, the following properties also have boundaries with the site which will need to be redefined.

The warehouses occupied by C&R Continental;
The Marks and Spencer Supermarket owned by St. Clement Holdings.

- 2.4 It is seen as essential that the boundaries of the site be properly defined prior to final completion of the redevelopment of this phase.
- 2.5 It will therefore be necessary for the Public to either be party to any sales of the aforementioned properties or to enter into deeds of arrangement with each of the owners at La Platte Mare, with the Public being responsible for erecting any boundary enclosures required and for the payment of legal fees incurred by the owners of the said properties.

3. Financial and manpower implications

- 3.1 This proposition, if approved, will not have any manpower implications for the Housing Department, but will result in costs estimated at £15,000 in respect of boundary enclosure works and legal fees.



EMENT

MARKS AND SPENCER
ST CLEMENT HOLDINGS

WAREHOUSE
C&R CONTINENTAL

WAREHOUSE
C&R CONTINENTAL

John le Quesne Close

La Platte Mare

19 February 2007
Scale: 1:1000
mapping@gov.je



States of Jersey

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