

STATES OF JERSEY

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**3 EDWARD PLACE, THE PARADE, ST. HELIER
PURCHASE**

**Lodged au Greffe on 22nd July 2003
by the Health and Social Services Committee**

STATES GREFFE

PROPOSITION

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

- (a) to approve the purchase of the property known as 3 Edward Place, The Parade, St. Helier (a shown hatched on Drawing No. 1625/03/60 available in hard copy from the States Greffe Bookshop) from Mr. Anthony Le Brun, Mr. Adrian Copp Le Brun and Mr. Christopher Phil Hills for the sum of £292,500 with the public and the vendors to bear their respective legal costs;
- (b) to authorise the Attorney General and the Greffier of the States to pass as appropriate, on behalf of the Public such contract as may be necessary in connection with the said property and any interest therein; and
- (c) to authorise the payment or discharge of any expenses incurred in connection with the purchase of the property and any interest therein from the Environment and Public Services Committee Vote of Credit C0904 “Acquisition of Land - Major Reserve”.

HEALTH AND SOCIAL SERVICES COMMITTEE

- Notes:
- 1. The Environment and Public Services Committee supports the proposition.
 - 2. The Finance and Economics Committee supports the proposition subject to the cost of all renovation works being met from within the Health and Social Services Committee’s existing funds and notes that sufficient funds for the purchase are available in the Acquisition of Land - Major Reserve Vote C0904.

REPORT

Situated directly on the Parade in close proximity to the General Hospital, 3 Edward Place is a vacant 4-storey mid-terrace Victorian property. Although incorporation into the hospital would require further limited site assembly, its position accords with the long-term strategy of the General Hospital by enabling possible expansion for in-patient services to the north, given the limited possibilities elsewhere adjacent to the hospital site.

An opportunity has arisen to acquire the freehold interest in this property; its ownership having transferred to 3 beneficiaries of the Will to the former owner, the late Mr. Donald Philip Le Brun. Unmodernised and requiring internal refurbishment the accommodation, which totals in excess of 1,800 square feet, is arranged on 4 storeys comprising – entrance hall, 2 reception rooms, kitchen, store and W.C. on the ground floor; 2 bathrooms 5 bedrooms and 2 attic rooms on the upper floors. Externally there is a rear garden, outbuildings and garage/workshop with access via Kensington Place.

Situated in the built-up area as defined under the Island Plan 2002, the property is designated as a Building of Local Interest. However, its possible replacement as a structure, in conjunction with the adjoining sites would present flexible expansion opportunities for the hospital to provide either operational or residential accommodation in the longer term. In the shorter term, the house would offer the Health and Social Services Committee the ability to secure much-needed residential accommodation for medical and nursing staff, additional storage together with clinical uses.

Provisional agreement has been reached between the 3 beneficial owners of the property and the Department of Property Services for the Public to acquire the property for the sum of £292,500 subject to contract with the Public and the vendors to meet their own legal costs. This sum is considered a fair representation of its market value as a possible refurbishment opportunity in a central location.

Funding for the purchase has been allocated within Vote C0904 Acquisition of Land – Major Reserve, to meet the purchase cost for the property although any remedial or conversion works would need to be funded by the Health and Social Services Committee directly.

It should be noted that the Will of the late Mr. Donald Philip Le Brun was registered on 19th February 2003 by an Act of the Royal Court. In order to protect the interest of the Public in acquiring this property, defective title indemnity insurance will be needed by the Public to be funded by the vendors until 20th February 2004. In these circumstances the purchase of the property will not be completed until such time as the Law Officers' Department is satisfied adequate cover has been secured from the Public's perspective.

The financial implications are explained above and there are no additional manpower implications in respect of this matter.