

STATES OF JERSEY



LE MARAIS LOW RISE REDEVELOPMENT PHASE 2: REDEFINITION OF BOUNDARIES

**Lodged au Greffe on 3rd October 2006
by the Minister for Housing**

STATES GREFFE

PROPOSITION

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

- (a) to agree that the Public should enter into contracts or deeds of arrangement with the owners of various properties forming parts of the north-western, northern and north-eastern boundaries of Le Marais Estate, St. Clement in order to redefine those boundaries prior to the redevelopment of the site, with the Public being responsible for any costs associated with enclosing any of the boundaries and all resultant legal fees; and
- (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, the Eastern Good Companions Club to the North-West and North-East of the Le Marais Estate and various properties in Le Clos de la Mare situate to the North and North-East.

2. Background

- 2.1 On 9th March 2004 in adopting P.19/2004 the States approved the redevelopment of part of the Le Marais Estate.
- 2.2 The first phase of the scheme was completed in June 2006 and the resultant homes, are now occupied, the 23 three-bedroom houses have been sold to first time buyers and the 12 one-bedroom flats are let to tenants.
- 2.3 Detailed design work in respect of phase 2 is well progressed and legal research undertaken by the Law Officers' Department has established that there is some degree of uncertainty about the exact position of the North-Western and North-Eastern boundaries of the Public's property at Le Marais towards the Eastern Good Companions Club, and the Northern and North-Eastern boundaries towards a number of the private properties at Le Clos de la Mare.

The properties at Le Clos de la Mare are –

Shillong, No. 39 Le Clos de la Mare, owned by Mr. & Mrs. J. Le Gros;

Santa Fe, No. 38 Le Clos de la Mare, owned by Mr. & Mrs. C. de Beauvoir de la Cloche;

Mandene, No. 37A Le Clos de la Mare, owned by Mr. & Mrs. Jackson;

Gardenia, No. 36 Le Clos de la Mare, owned by Mrs. S.M. Godel;

Cranehurst, Le Clos de la Mare, presently owned by the heirs of Mr. G. Hill and to be sold to Allison Claire Sheppard;

Wood Grove, No. 19 Le Clos de la Mare, owned by Mr. & Mrs. J.M. Travert;

Land to the South of Trevadene, Le Clos de la Mare, owned by Mr. C. Evans and Della Holdings Ltd.;

Kariba, No. 17 Le Clos de la Mare, owned by Mr. B.B. Poingdestre;

Land to the South of Wealdstone, Le Clos de la Mare, owned by Mr. C. Evans and Della Holdings Ltd.;

Villa Jeanne, No. 15 Le Clos de la Mare, owned by Siemens Properties Ltd.

- 2.4 It is seen as essential that the boundaries of the site be properly defined prior to final designs for the redevelopment being submitted to the Planning and Environment Department for approval.
- 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 Le Clos de la Mare and with "Rotary Club of Jersey" to re-define the North-Western and Northern and North-Eastern boundaries of Le Marais towards the Good Companions Club and Le Clos de la 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.