

**16 CLAIRVALE ROAD, ST. HELIER: ADULT MENTAL HEALTH REHABILITATION UNIT -
DEVELOPMENT AGREEMENT AND LEASE**

**Lodged au Greffe on 24th September 2002
by the Health and Social Services Committee**



STATES OF JERSEY

STATES GREFFE

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Price code: A

PROPOSITION

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

- (a) to authorise the entering into a development agreement between the Public and Retail Ventures Limited in order to provide an Adult Mental Health Rehabilitation Unit to the specification of the Health and Social Services Committee at 16, Clairvale Road, St. Helier;
- (b) to approve the lease from Retail Ventures Limited of the said Unit, for an initial period of two years at an annual rent of £96,000 payable quarterly in advance on completion of the development;
- (c) to authorise the payment of any legal expenses in connection with the proposed scheme and all interest therein out of the vote of credit granted to the Health and Social Services Committee; and
- (d) to authorise the Attorney General and/or the Greffier of the States to pass on behalf of the Public any contracts which may be found necessary to pass in connection with the development agreement and lease.

HEALTH AND SOCIAL SERVICES COMMITTEE

Note: The Finance and Economics Committee supports the proposition subject to the States' agreement to maintain the project in the capital programme for 2005, on the basis that the interim leasing charges referred to are contained within the existing cash limit of the Health and Social Services Committee.

Report

The Health and Social Services Committee instructed the Department of Property Services regarding a proposal to develop and lease, with an option to purchase, a town based rehabilitation service supporting mental health patients within the community. The possibility of developing a rehabilitation facility on a site at 16 Clairvale Road, St. Helier, was identified. The owner of the site and proposed developer is Retail Ventures Limited.

The Department of Property Services and Adult Mental Health Services have agreed with the developer's architects a suitable design specification. Plans have been submitted and approved by the Planning and Environment Committee. It is intended that the plans and specification will form part of the agreement.

Work could commence on the building, in accordance with the agreed specification, for final completion in 2003. Terms of a lease have been agreed whereby the Public of the Island enter into a lease with Retail Ventures Limited at a rent of £96,000 per annum with the rental paid quarterly in advance on completion of the development.

An option has been negotiated to purchase the completed building in 2005 at a cost of £1,228,000 subject to States approval of the necessary funding in the 2005 Capital Programme.

The Department of Property Services has demonstrated that the proposed lease, and the option to purchase back the purpose built facility to aid in the support of mental health patients within the community, represents good value.

The proposed rehabilitation unit at 16 Clairvale Road would contain eight bedrooms, three of which are en-suite and three further separate bathrooms. Also four bedsits combined with a two-bedroom flat and office training and interview rooms. There will be a total of nine car parking spaces on site and a generous amenity space to allow for what would be a very pleasant development suitable for the purpose.

Once complete the development will supply the Health and Social Services Committee with a bespoke rehabilitation facility assisting in the treatment of adult mental health rehabilitation in the community.

There are no additional manpower implications for the States.