

States of Jersey

Strategic Plan

Annex A

The States Property Plan

The States Property Plan

Summary

This plan sets out how Property Holdings intends to work toward delivering:-

- a corporate approach to property management;
- the extraction of optimum benefit from property assets;
- the valuation of all States property by April 2007;
- greater cost effectiveness in service delivery from 2006;
- measurement of property performance from 2007;
- reduction in net revenue expenditure of £1.5m p.a. from 2008; and
- net capital receipts from sale of property of £4.0m p.a. from 2009

Introduction

In June 2005 the States, in approving P.93/2005, States of Jersey Property Holdings: Establishment, agreed *inter alia* to

a) the creation of a new States department, Property Holdings, to be responsible for the administration of all States property assets, except social rented housing and property under the administration of States trading bodies;

and

b) the development of a modern approach to the management of States property which will optimise operational efficiency, minimise under-performing assets and maximise opportunities for cost reduction and the extraction of capital from the portfolio.

States property has been conservatively valued at over £1.6bn. It has a wide range of uses including public open space, roads, schools, health facilities, housing, waste disposal, sports facilities, emergency services and offices. While States needs for property can often be met from the existing portfolio, where this is not possible either additional land is acquired or new buildings constructed, or in some cases both. This places demands on the States for capital expenditure and accounts for the majority of the proposed annual capital allocation over the next few years.

As needs change, it is to be expected that some States property will become unnecessary or underutilised, and yet, historically, the States has been slow to dispose of redundant or low performing assets. A key feature of P. 93/2005 was the desire to make more efficient use of the property held for the delivery of services as well as to identify and deal with any property which is not fulfilling a useful purpose.

In the last few weeks of 2005 and early part of 2006, Property Holdings has conducted interviews with key staff in departments across the States to make an initial assessment of the impact of departmental strategic and service requirements on current and future property needs. In addition, questionnaires have been completed by the departments outlining the suitability, sufficiency, economy in use and condition of the property they occupy. From these exercises useful information has been gathered for inclusion in this Plan.

The Act of the States recording the decision to adopt P.93/2005 is attached at the end of this document.

Strategy

The States Strategic Plan calls for more effective government which will deliver improved performance and efficiency.

For Property Holdings this means that the States property portfolio should be appropriate for, and make an active contribution to, the effective delivery of States services and objectives.

This Plan is guided by the need to:-

- **Meet the current and future property requirements of States services in order to improve performance;**
- **ensure that property is used, managed and maintained effectively;**
- **acquire assets only when to do so makes a contribution toward achieving States strategic or business objectives; and**
- **dispose of, or extract better value from, property which is not contributing satisfactorily toward service delivery or the achievement of States objectives.**

A change in emphasis, with greater focus on the value of property, will be vital if the States is to achieve the following savings targets which have been built in to budget forecasts for the next few years.

Year	2006	2007	2008	2009	2010	2011		6 year total
Source								
	£m	£m	£m	£m	£m	£m		£m
Revenue	0.4	0.9	1.5	1.5	1.5	1.5		7.3
Capital		0.7	2.3	4.0	4.0	4.0		15.0
Total	0.4	1.6	3.8	5.5	5.5	5.5		22.3

In summary, these targets are to deliver revenue savings of £1.5m from 2008 and annual net capital receipts rising from £0.7m* in 2007 to £4m from 2009 onward. The property contribution is a very significant part of the States' £20m a year efficiency savings, factored into spending plans for the period 2006-2011. **Not to achieve these property targets will mean that the States will have to cut services to an equivalent value.**

*Actual receipts will vary significantly from year to year, with the targets set to allow a regular contribution to be made over a period of years.

How will the strategy be achieved?

As the Property Holdings organisation is developed during 2006/2007 it will contribute the following toward achieving the strategy:

Managing the States property assets to obtain optimum benefit

- annually review the office and other property requirements of service providers;
- assess the suitability, sufficiency, economy in use and condition of the property available to meet assessed needs;
- match those needs in the most suitable and cost effective way;
- identify property which is or may become surplus to requirements;
- commission use and potential use studies of larger sites;
- assess the most advantageous options for disposal of surplus property;
- implement disposal of surplus properties effectively;
- require all property users to develop asset management plans.

Developing a corporate approach to property management.

- bring together the property management functions previously carried out by individual service departments, with their associated staff and budgets;
- set a standard across the States of providing and maintaining property fit for purpose;
- offer a comprehensive property service to all States departments

Identifying and valuing all States property

- update and confirm all States property records;
- produce a ten year, costed, schedule of property maintenance for the property in use.
- value all property in accord with generally accepted accounting principles;
- record and monitor the running cost of property in use;
- charge property users on the basis of value in use.

Introducing more cost effectiveness to service delivery

- analyse existing approaches to procurement of services with a view to improvement of value;
- examine procedures and policies with a view to reducing unnecessary bureaucracy;
- provide training to ensure up to date skill base;
- utilise information technology to increase speed of transfer and accessibility of data;
- ensure best practice is applied when developing new property assets
- consider the complete lifecycle costs of capital projects

Measuring performance

- compare fitness for purpose of property in use in terms of suitability, sufficiency, economy and condition;
- achieve high levels of customer satisfaction;
- meet revenue savings targets;
- achieve target for net capital receipts;
- deliver capital projects on time and within budget.

The Plan for 2006/2007 and beyond

Creating a new department

From 1st January 2006 the Property Holdings Department took over responsibility for the administration of States' property (except as noted above). The Department also became partly operational from that date, under an interim structure, with the former Property Services Department and the States' Architectural Services division forming the first elements of Property Holdings.

It is intended to build on this start so that, by September 2006:-

- property maintenance will be managed centrally;
- staff and budgets will be transferred in from individual departments;
- an accurate record of States properties will be held;
- a full range of property services will be available;
- proposals will be in place to seek States approval for Property Holdings to operate in 2007 as a trading department with the appropriate accounting structure.

During 2007 the valuation of property assets will be completed and a charging mechanism for property will be developed for introduction from January 2008.

Property needs

The findings from the initial review of departments' property needs are outlined below.

In future years Property Holdings will develop a formal property and asset management planning process as an integral part of States' business planning. Through this process, property needs will be more closely linked to service requirements.

Land

The review indicated that no major land acquisitions are required in the short term (end 2006) to enable agreed capital projects to proceed. Some minor acquisitions are desirable but not essential.

During the period to 2011 it is to be expected that the need to acquire land will arise for projects where land needs cannot be met from the existing property portfolio.

Office portfolio

The States have about 429,000 sq. ft. of office space on over 30 sites spread across the island. Offices exist in buildings that range from modern purpose built to conversions of schools and residential accommodation.

As at 1st January 2006, 27,000 sq. ft. (about 6% of States office space) was leased from the private sector. This will reduce to about 20,000 sq. ft. by the end of 2006 with a resultant net reduction of about £100,000 in rent due.

The initial review has revealed that, while all offices are currently serviceable, about 25% will require significant expenditure on maintenance within the next three years. Some 11% of offices were assessed as unsuitable for the service provider either because of layout or location.

Evidence from UK government organisations indicates that the overall review and rationalisation of office accommodation can release significant benefits for the organisation. As part of the change programme, new ways of working should result in reduced demands on office space and reduced cost. Cost efficiencies could be generated from:-

- A reduction in the overall amount of office space required;
- Improved service delivery through better ways of working;
- Improved facilities management and less duplication of support services as a result of fewer sites;
- Better work environments with flexibility of use;
- A reduction in the number of office building locations and release of valuable sites for disposal.

The potential for the release of these benefits needs to be assessed through further detailed study. Outcomes may result in the need for acquisition of new office accommodation, on a temporary or permanent basis, should this be the key to releasing sites which have a higher potential value than currently as offices.

Two studies are currently being undertaken to establish whether better use can be made of parts of the States office portfolio and whether some rationalisation can take place. Those carrying out the studies, while concentrating on different parts of the organisation, will work on a complementary basis.

- (a) The first study relates to the use of offices at Philip Le Feuvre House, Huguenot House, Jubilee Wharf and offices leased from the private sector.

An influx of staff transferring from other departments, arising from the introduction of the Income Support Scheme, will need to be accommodated in or near Philip Le Feuvre House. However, in dealing with this issue there may be opportunities to make better use of the other office sites in the study as well as improve service delivery.

- (b) The second study relates to the use of offices at South Hill, Howard Davis Farm, 23 Hill Street, Maritime House and La Collette. At present Transport and Technical Services staff are based (mainly) in three separate locations. Planning and Environment Services are based in two locations. In the second half of 2006 Property Holdings will have staff based in potentially up to ten different locations. The intention is to bring together departmental staff where this would be advantageous to service delivery, use the available office space more effectively to reduce overheads and secure better value from these properties.

An example of the benefits that can arise from this type of exercise can be seen in the changes taking place at Cyril Le Marquand House. A recent review to determine future user requirements has resulted in alterations to the building, some of which are in progress, which will lead to a more efficient use and better service to the public. On completion of works and transfers in and out of staff the building will provide workstations for 348 employees compared to the 320 before the alterations. The net increase in workstations will allow the return to Cyril Le Marquand House of staff currently located in part of offices leased from the private sector (see above) where the lease is not to be renewed. The relevant saving from this part of the exercise, in terms of rent no longer due, is about £40,000 per annum.

The two studies currently in progress will provide options for improving the current arrangements within a relatively short timescale of 1-3 years. It is intended to commission a further broad ranging study into office accommodation across the States, with a view to identifying more opportunities to apply cost cutting measures whilst ensuring that changes to accommodation serve to enhance rather than compromise the delivery of States services

Other property needs.

The review carried out by Property Holdings has not identified any significant variations from the property related bidding submissions which resulted in the current agreed capital programme. Decisions will need to be taken during 2006 on the location of the proposed Energy from Waste plant and relocation of the Green Waste treatment plant but it is anticipated that both can be sited on land currently in States ownership. During 2006/2007 progress will need to be made on identifying a new land reclamation or landfill site to replace La Collette 2.

The Treasury Corporate Capital unit will review capital bids and confirm existing bids before submitting a report to the Council of Ministers in April 2006, recommending any changes to the 2007-2010 programme as well as projects to be included in the States Business Plan 2007-2011. All new projects will be subject to the approval of feasibility studies by the Treasury Corporate Capital unit and Capital Projects Review Panel.

The 2006-2010 States Business Plan, approved in September 2005, sets out the 2006 agreed projects and provisional capital programme beyond 2006. The latter will be reviewed by the Corporate Capital unit as outlined above but from 2007 Property Holdings will recommend to the Council of Ministers the priority order for capital projects related to building construction. The Council will decide on the programme to be submitted to the States for approval.

Property in use

The review has also identified a number of sites owned by the public which could potentially be put to better use, although some of these sites currently deliver important services. As identified above, if the desire of the States is to be more efficient in its use of property and meet the targets set for net capital receipts, then sites that are not delivering optimum value should be managed more effectively to achieve a greater return to the States through disposal, lease or alternative use.

The following criteria will be applied when reviewing these sites:-

- Does the site make a contribution to the delivery of services or the achievement of States strategic aims?
- Is the site required for future strategic purposes?
- Could services on the site be delivered more cost effectively elsewhere?
- Is there a business case for disposing of the property?
- Are there constraints on realising the capital value of the asset or the use to which any capital raised can be applied?

With these questions in mind, Property Holdings has divided the sites identified into three groups:-

- Sites which require further study
- Sites for disposal or lease
- Sites for disposal or lease in 2006

The States own a very significant amount of land and property and the sites currently recommended for disposal represent just a small fraction of the portfolio.

Sites requiring further study

Property Holdings, in some cases in conjunction with others, will during 2006/2007 review the use of the following sites and prepare reports outlining options for the future.

St Saviour's Hospital and Overdale

These two sites form part of the property used by the Health and Social Services Department. Preliminary discussions indicate that full use of these sites will not be required to meet the Department's needs in the next ten years. The whole range of property used by the Department and associated services will be taken into account when assessing options for the future.

Howard Davis Farm

With the decline in the agricultural industry parts of this site are not fully utilised. However, options for the future must take into account the wishes of the benefactor who donated the site to the States.

D'Hautree/Highlands campus

With the demolition of some buildings on the former D'Hautree school site a considerable area is now used as temporary car parking. Land to the south of the Education Department offices was granted planning permission for a small residential development several years ago. These areas need to be considered in the light of the future requirements for the Highlands facility and the Education Department.

Fort Regent

In April 2000 the States approved P.181/99, supporting the proposed redevelopment of Fort Regent as a modern community health and sports centre. However, funding for this venture was not forthcoming and the project has not progressed. A new working group, to be set up by Property Holdings, will review options for this site and present preliminary findings to the States by early 2007.

East of Albert/La Collette 2

A steering group has been set up, coordinated by Property Holdings and with representation from Harbours, Transport and Technical Services, Planning, Economic Development, Waterfront Enterprise Board (WEB), Treasury, Chief Minister's Department and the Parish of St Helier.

The group will commission the production of a development masterplan for the 'East of Albert' area for consideration by the States in 2007.

38 La Motte Street, offices and car park to the rear

The Youth Service currently occupies most of this site, which includes the Sounds Workshop. More intensive use of the site may be possible, subject to more suitable premises being found for the existing users.

Belle Vue, St Brelade, residual land.

Most of this site was developed for first time buyers and social rented housing in the late 1990's. An area of land remains on which the Health and Social Services' Department had proposed a scheme for a residential home and day care centre. It has been decided not to proceed with this project and the site now offers opportunities for various development options, including a possible part rent, part sale housing scheme for the elderly.

La Pouquelaye School, St Helier

Use as a primary school ceased in July 2005 and the premises are currently occupied by the Parish of St Helier which, with other approved parties, utilises the building for community purposes. A licence agreement with the Parish is scheduled to expire in September 2006. The property has a significant value, either for redevelopment purposes or as a building for community use.

1 Oxford Road, workshops

The property is one of several left to the States 'for the benefit of the aged, infirm and needy residents of the Island' by Mr Harold Le Seeleur, who died in 1996. In May 2003 a proposition to sell the property for £365,000 was rejected by the States and unfortunately since that date the property, which is dilapidated, has simply incurred costs. The property is classified as a Site of Special Interest.

Hue Street, Dumaresq Street car park, St Helier

The site comprises residual land following the development of Hue Court (1981) and refurbishment of the Hue Street cottages (1990's). It is currently used for car parking but has long been identified as suitable for redevelopment.

1 and 2 La Mabonnerie, La Rue D'Asplet, Trinity

A pair of houses formerly used as staff accommodation. The houses are not designated for Category A use but may be suited to meeting special needs.

Fields 298 and 298A St Peter

The fields have been used by the Transport and Technical Services Department for the storage and processing of green waste. This activity has largely transferred to La Collette although some temporary buildings remain on site. There is limited potential for development of this site which lies in the Countryside Zone.

Sites recommended for disposal or lease.

The following sites are likely to be recommended for sale or lease, with full details to be provided in the States Business Plan for 2007:-

2-4 Dumaresq Street, 19-20 Charing Cross, St Helier

The properties were acquired as part of the Dumaresq Street road widening scheme which was abandoned in 1996. The site has had various temporary uses since, including car parking. A petition was launched in 2006 seeking the prevention of any development on the site.

Seaton Youth Centre, Seaton Place, St Helier

This former church was acquired by the States in 1959 and has been used as a youth centre. The internal layout of the building and limited means of escape in the event of fire has meant this use has had to be terminated. The property is listed as a Building of Local Interest which restricts the development potential of the site.

Samares School houses, St Clement

A pair of houses built in 1990 as staff accommodation for teachers. The properties lie between the school and the Housing Le Squez phase 1b development which is due to start on site shortly. The houses are no longer required for staff and, as they are not designated for Category A use, they will probably be offered for sale once the Housing development is suitably advanced.

Headingley, La Route du Fort, St Helier

This substantial dwelling was acquired in 1990 to provide accommodation for single nursing staff. The demand for this type of accommodation is falling and the property is expected to be surplus to requirements within twelve months.

74 and 76 Colomberie, St Helier

Established commercial units which were acquired in 1991 for possible extension of the Keith Baal Gardens housing scheme. There are no plans to pursue that course. Both units are let with break clauses in the leases arising in 2007.

Drury Lane workshop

This workshop was acquired by the States in 1995 to remove a 'bad neighbour' from a primarily residential area. This was achieved and the workshop has been let on a temporary basis to the voluntary group 'Tools for Self Reliance'.

Fields 823, 849, 851, 853, 864 and 865, Trinity

The fields, to the south of Howard Davis Farm, were acquired with Le Rondin Farm in 1986. The farm was subsequently sold and the fields are currently used under licence by various parties. In 1991 Field 823

was planted as an orchard of traditional Jersey apples. Field 864 is in the Green Zone and the other fields are all in the Countryside Zone.

Field 373, Les Creux, St Brelade

This field was purchased in 1994 as part of the land assembly for the municipal golf course project. This project was abandoned and the majority of the land acquired has been utilised to form the Les Creux Country Park. Field 373 does not form part of the Park.

Sites recommended for disposal during 2006

The following sites are recommended for disposal or possibly long lease:-

1. **Former Mascot Motors site, Georgetown, St Saviour**
2. **Former Jersey College for Girls, St Helier**
3. **The Quarry and Anchorage, Gorey Pier, St Martin**
4. **Mont Mado shed site, La Rue de la Mare des Pres, St John**
5. **Mont Mado Quarry, La Route du Mont Mado, St John**
6. **Chateau du Port, St Peter**
7. **7 Devonshire Place, parking area, St Helier**
8. **Rozel Mill, St Martin**
9. **Fields 34 and 37 Queens Valley, Grouville**

A summary description and reasons for disposal for each property is shown in the '**Property Reports**' section below.

Disposal process

Property Holdings will use the most appropriate means for disposal of sites. This may be open tender, by marketing at assessed value, by private treaty where there is justification for dealing with a single potential purchaser or by other means where appropriate. In future years a list of sites identified through this process will be included in the annual Business Plan.

Other Property

The States owns a number of properties which have a net revenue cost but provide a particular benefit to the community. These include historic buildings, the Opera House, St James' Church, accommodation used by various Trusts and voluntary agencies for the homeless and those with special needs. A review of this property will be carried out in 2006/2007 in order to establish the full annual cost of maintaining these arrangements and the benefits arising for the community.

Valuation of States Property

By March 2007 all property will have been valued in compliance with generally accepted accounting principles. Each department of the States will produce an asset management plan which will contribute to future States property plans.

The cost in use of property will be recorded and monitored.

A ten year maintenance schedule will be prepared and costed by April 2007. A charging system for States property users will be developed in the second half of 2006 with a view to partial introduction in 2007 and full implementation from January 2008.

PROPERTY REPORTS

1**Former Mascot Motors Garage Site (NS 1780)****Description**

A vacant plot of land measuring 0.9 vergées, acquired by the Public in 2002, by way of land exchange partly to alleviate a “bad neighbour” situation but also having regard to its potential as a housing site.

Location

The site is situated at Georgetown Park Estate, St Saviour in a residential area.

Current/previous use and any special features

Though formerly occupied by the Mascot Motors Coach Garage, commercial use of the premises ceased in November 2002. The site benefits from vehicular access from its easterly boundary via Georgetown Park Estate. There is an adjacent drainage culvert, party-ownership of which rests with the site, situated towards the northerly boundary.

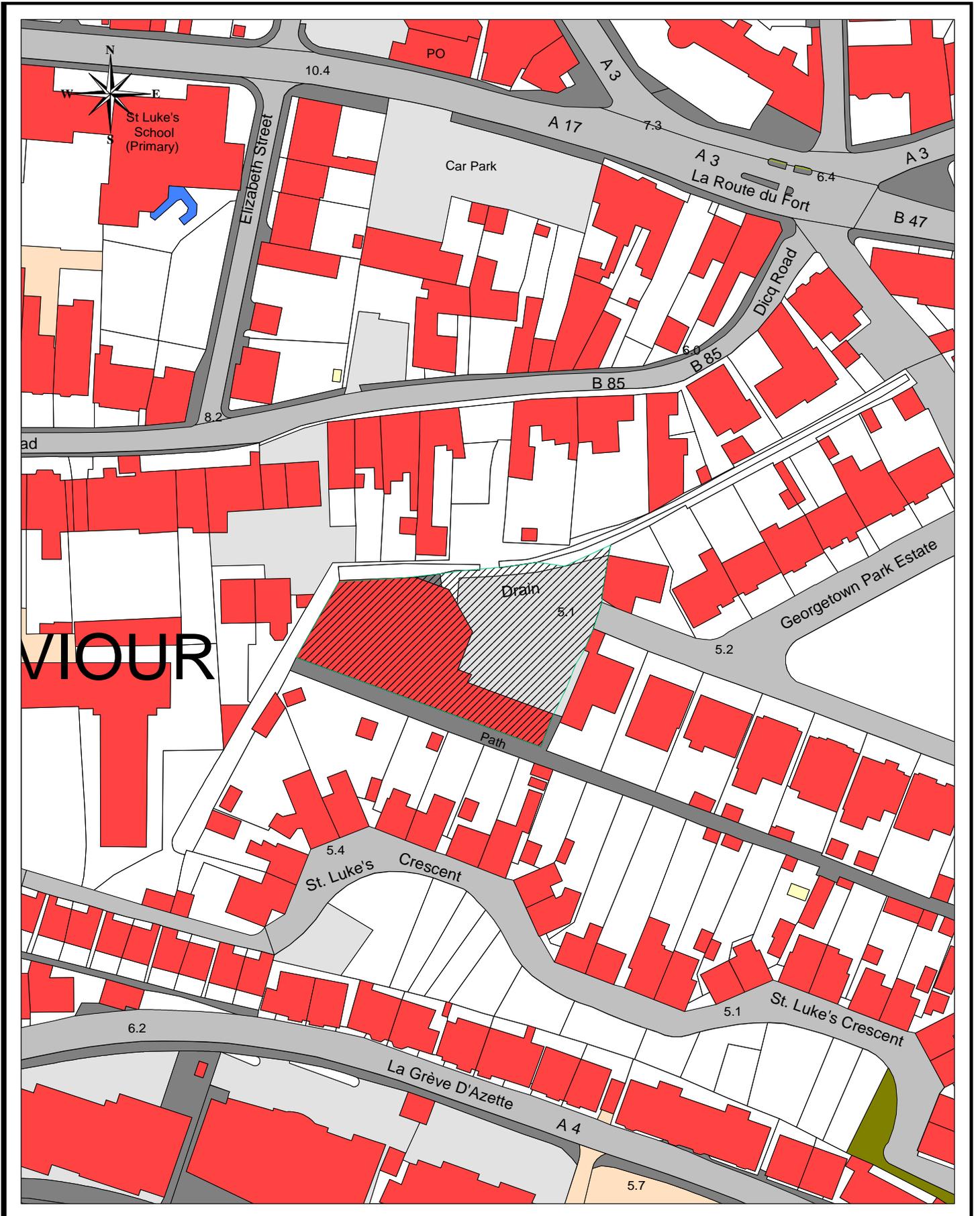
In conjunction with or prior to the possible sale of the site, an approved scheme of remediation will be undertaken in respect of the existing ground conditions. A specification of works has been provided by a specialist consultant (July 2005), though a formal tender process has yet to be carried out.

Reasons why the property is no longer required

Following consideration of a number of feasibility studies to deliver social rented housing, it has been determined that the site would be best suited to development by the private sector. The site has no strategic value to the States and is currently unused. Social rented housing can be delivered more cost effectively elsewhere.

Redevelopment potential (if any)

Planning permission has been granted on 07 February 2005 for the construction of 10 no. 3 bedroomed terraced houses with gardens, parking and garden sheds. Provision for visitor parking and a children’s play area is also included.



SAVIOUR

Former Mascot Motors Site, Georgetown, St Saviour

Drawing No: 1780



**COPYRIGHT
PLANNING & ENVIRONMENT
COMMITTEE**

Boundary Information Supplied by the States of Jersey Planning Office, but no responsibility can be accepted for error.

2 **Former Jersey College for Girls School (PT 05/115/1)**

Description

The original college building was constructed in 1888 with a major extension added in 1892.

It is a large and imposing building in front of which there are grass lawns identified as an important area of open space. It is within the Built Up Boundary and part of the Green Backdrop Zone as designated by the Island Plan 2002. All trees on the site are protected by a Tree Preservation Order.

In 2005, the Environment and Public Services Committee made an order designating the building and some external areas as a Site of Special interest (SSI) by reason of the special architectural, historical and cultural interest attached to the property. There are features within the building, together with the associated areas of enclosure such as walls, gates, pillars and ironwork which are afforded significant protection through its designation as an SSI.

The main building has a gross area of 29,300sq ft. The site area bordered by Rouge Bouillon, Drury lane and La Pouquelaye is 8,197sq m, about 4.5 vergées.

Location

The site is on the northern side of the St Helier Ring Road with relatively good access. It is bordered to the north by the buildings used by the Centrepont Children's Resource Centre and the Janvrin School site. Drury Lane to the east of the site is currently being acquired on behalf of the Public by compulsory purchase from unknown owners.

Current/previous use and any special features

Originally built as a school but during the Second World War the building was used by the German Occupying Forces for the accommodation of construction workers and later by the Red Cross as a hospital.

Since 1999 the buildings have been used as a temporary location for Grands Vaux School whilst it was rebuilt, as a tuition centre by the Schools Music Service, as offices and workshops by a TV film production company and for other temporary educational uses.

Reasons why the property is no longer required

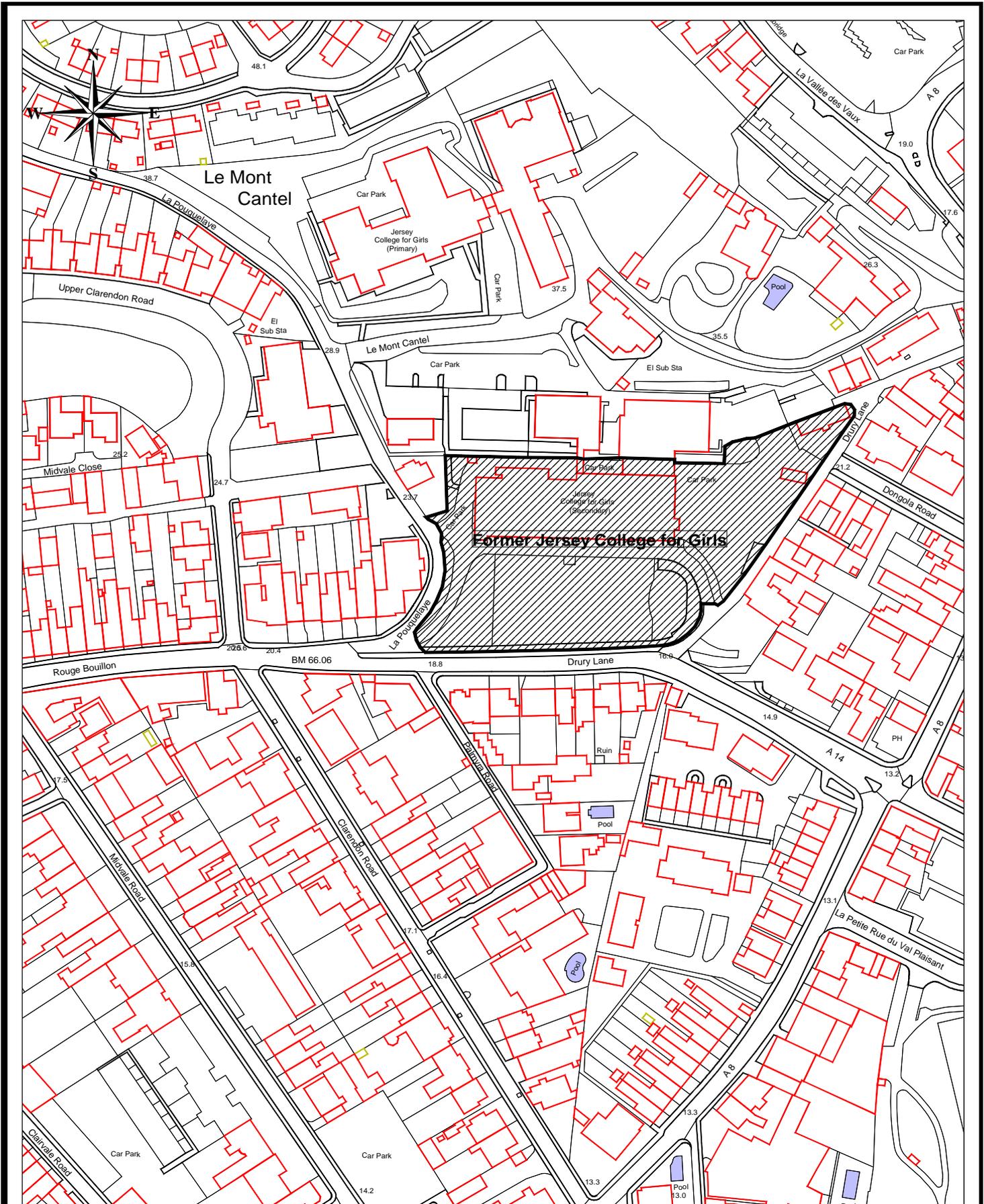
The college was replaced by the new Jersey College for Girls at Mont Millais in 1999, with the building not considered acceptable for the needs of a modern day school. The building is in need of maintenance and repair, and more recently has suffered badly through vandalism. Two feasibility studies undertaken to assess the opportunities for converting it into social housing and later as replacement office accommodation showed that both were costly and unviable, and did not meet the needs of the relevant States committees.

Redevelopment potential (if any)

The development brief does not seek to safeguard the site for category A housing needs but welcomes schemes for Category B housing, together with such uses as office accommodation, community, cultural or a tourism linked purpose.

In August 2005, the Environment and Public Services Committee agreed to seek expressions of interest from developers in undertaking a scheme of refurbishment or redevelopment of the site, excluding the former sixth form block and gymnasium currently the subject of lease agreements with third parties. In seeking a preferred developer, the Committee looked for an imaginative but sensitive scheme and a use or uses which reflect the architectural, historical and cultural importance of the building and its surrounds.

Following advertising, four expressions of interest were received. A preferred developer has been chosen and is currently working with Property Holdings on a proposed scheme which involves residential provision but retains all the important features of the building and its surrounds. His design team are currently preparing a planning application and if successful the intention is to complete negotiation and seek approval for the sale of the site.



Former Jersey College for Girls

Drawing No: 115 D1

Boundary Information Supplied by the States of Jersey Planning Office, but no responsibility can be accepted for error.



**COPYRIGHT
STATES OF JERSEY**

3 **The Quarry and Anchorage, Gorey Pier, St Martin (PG 356 1/2)**

Description

The Quarry and Anchorage form one site but can be physically separated as at present.

The property to the rear (known as the Quarry) includes the access route via the side of the Anchorage. The site area of the Quarry is approximately 5,100 sq.ft. comprising a single storey building with a footprint of 3,800 sq.ft. (g.e.a.). This part of the property has remained unoccupied since circa 1998 following the collapse of the business of the last two lessees. The property, built in 1965, has been altered and extended over the next 20 years. It is a currently in poor condition.

The Anchorage is a two storey building that makes the front of the building. It comprises 346 sqft of retail space on the ground floor with 275 sqft of storage to the rear and a total of 643 sqft on the first floor again used for retail space. The current passing rental is £12,800 p.a. on the basis of a full repairing lease to the tenant who trades as 'The Old Sail Loft'.

Location

The properties are located on the north end of Gorey Pier and are surrounded by a mix of commercial properties.

Current/previous use and any special features

The Quarry is currently vacant but is used occasionally for temporary storage. The former Planning and Environment Committee had agreed a redevelopment package with a chosen developer but this was ultimately not pursued. The site's former use, amongst others, was as a marine work shop and chandlers.

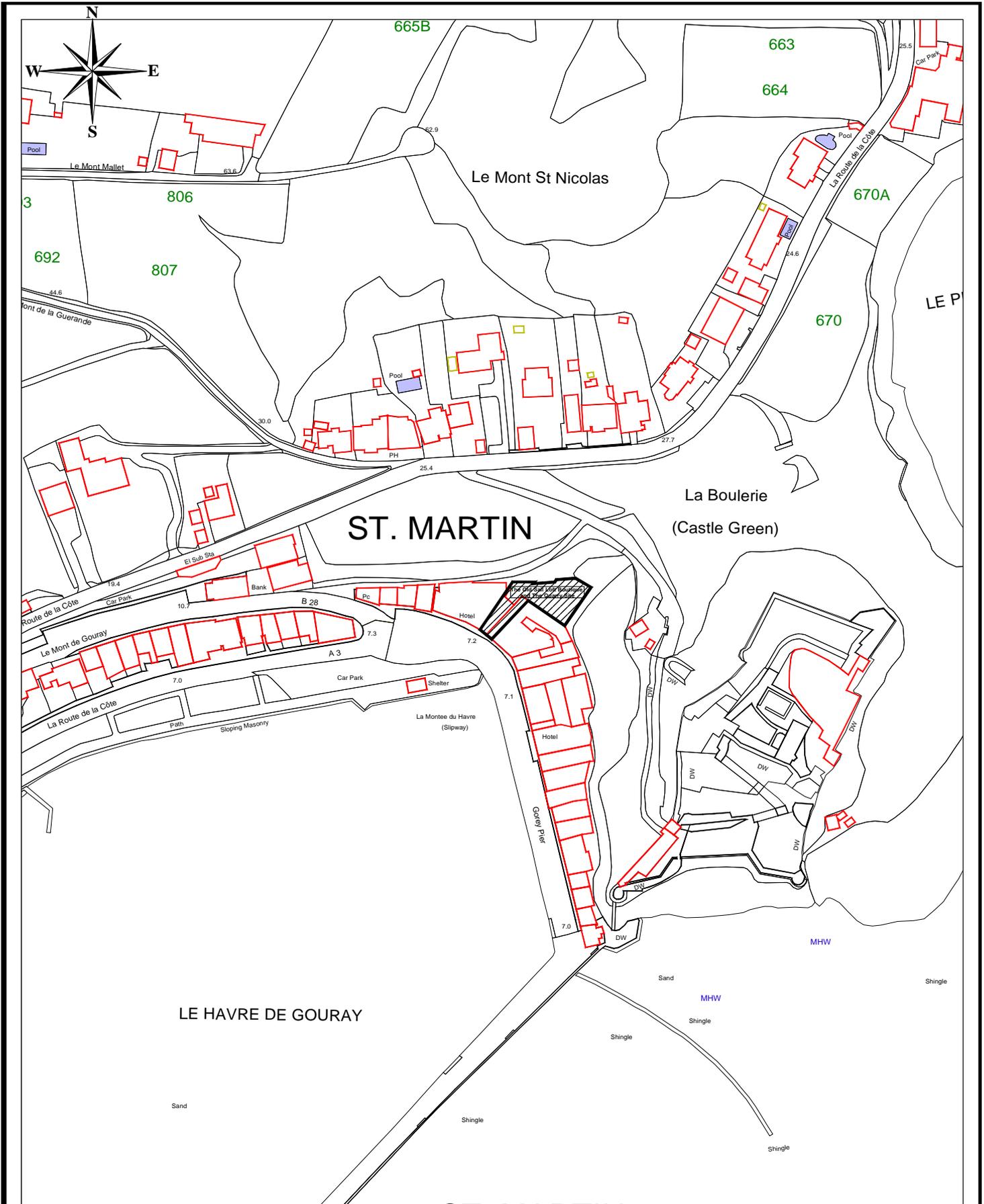
The Anchorage is currently let to a long established local business with the lease due to end in September 2006. It has been agreed that, pending a decision as to what happens to this part of the property, the lease will be extended until December 2007, with notice to terminate being given by the end of December 2006.

Reasons why the property is no longer required

The Public has no current direct use for either of the properties nor do they have a strategic value. The rental return from part of the property does not represent a good return on the capital value tied up in the whole site.

Redevelopment potential (if any)

The Anchorage is a registered Building of Local Interest (BLI) and as such total redevelopment is likely to be restricted. The Quarry is also on the BLI register but some redevelopment should be acceptable.



The Old Sail Loft Boutique

Drawing No: 356 D1

Boundary Information Supplied by the States of Jersey Planning Office, but no responsibility can be accepted for error.



COPYRIGHT STATES OF JERSEY

4 **Mont Mado Shed Site, La Rue de la Mare des Pres (JQ 1861/1&2)**

Description:

An area of approximately 17,125 sq ft (0.9 of a vergee) within which is sited a shed of approximately 1,431 sq ft and a masonry structure of approximately 250 sq ft.

Location:

Within the Parish of St John, access to the site is via a single entrance off La Grande Route de Mont Mado (B52) to the West. The site lies within a semi -residential area.

Current/previous use and any special features

The site's earlier uses have included that of a private contractor's yard/depot and more recently as a PSd store/workshop. Also, the Parish of St John has used the yard area on an ad-hoc basis for storing abandoned vehicles.

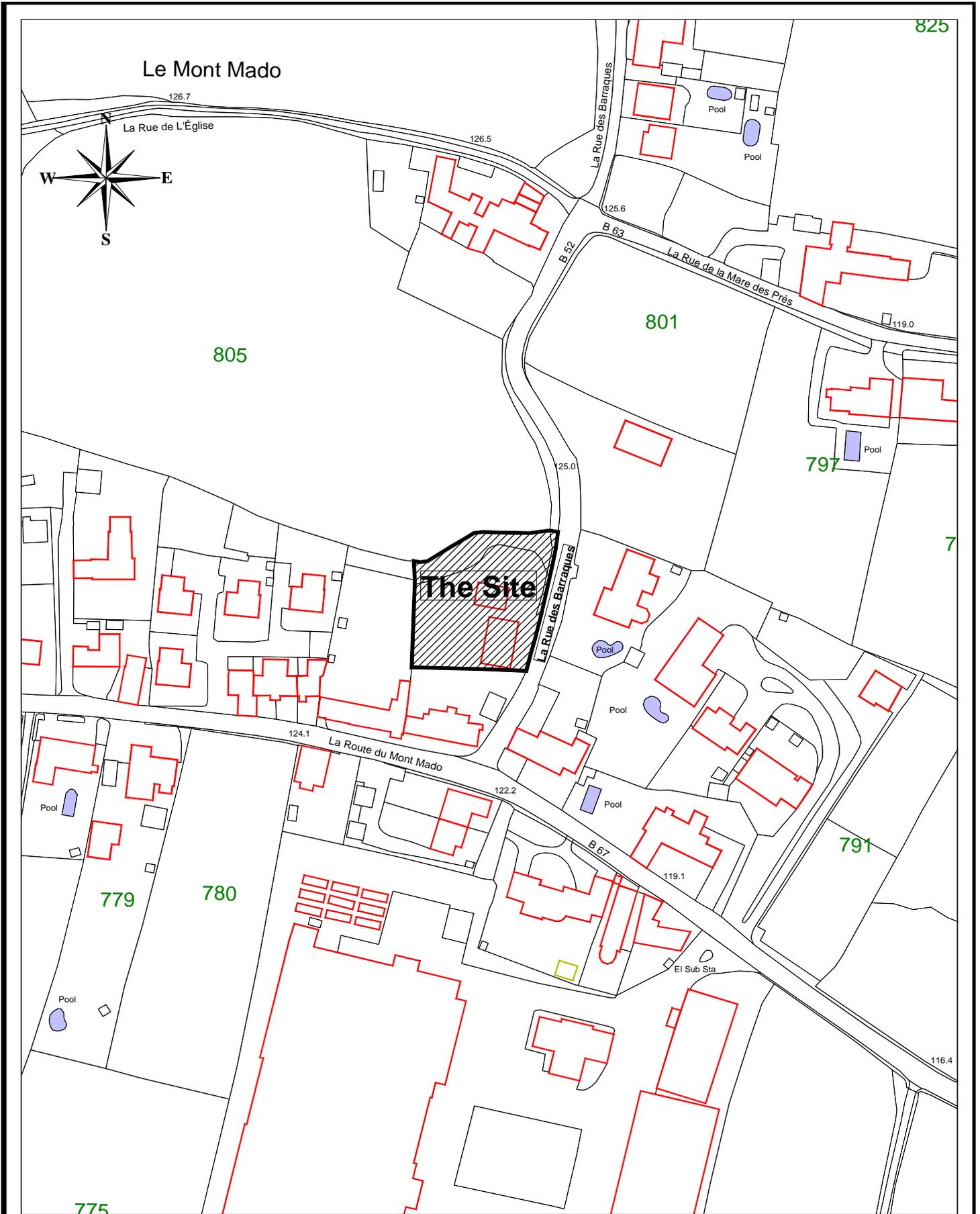
The shed has recently been licensed for use as a store for materials/plant relating to the "Pride of Jersey" boat construction project. The licence may be terminated by either the Public or licensee with six months notice.

Reasons why the property is no longer required

Since the private contractor vacated in the late 1990's the area has had little use and the two storage facilities have become increasingly dilapidated. The Public Services Department's former requirement for the site as a store/workshop has also been reduced and since the licence was granted at the beginning of 2006 no further requirement from the department for the site has been forthcoming.

Redevelopment potential (if any)

The site holds good development potential as a housing site and would accommodate up to four mid – high end three bedroom houses (category B) with parking and communal courtyard.



Mont Mado Shed Site, St John

Drawing No: 1861 D1

Boundary Information Supplied by the States of Jersey Planning Office, but no responsibility can be accepted for error. 24



**COPYRIGHT
STATES OF JERSEY**

5 **Former Quarry, Mont Mado, St John (PBA 15/388/1)**

Description

A former quarry site which has been leased by the States as a Stonemason's yard since the 1970s. The tenant has constructed some basic sheds on the land.

The site area is approximately 0.65 vergées.

Location

The site is located off, and is accessed via, La Route du Mont Mado, and borders La Ruelle de la Carriere.

Current/previous use and any special features

As mentioned above, the land is leased as a stonemason's yard.

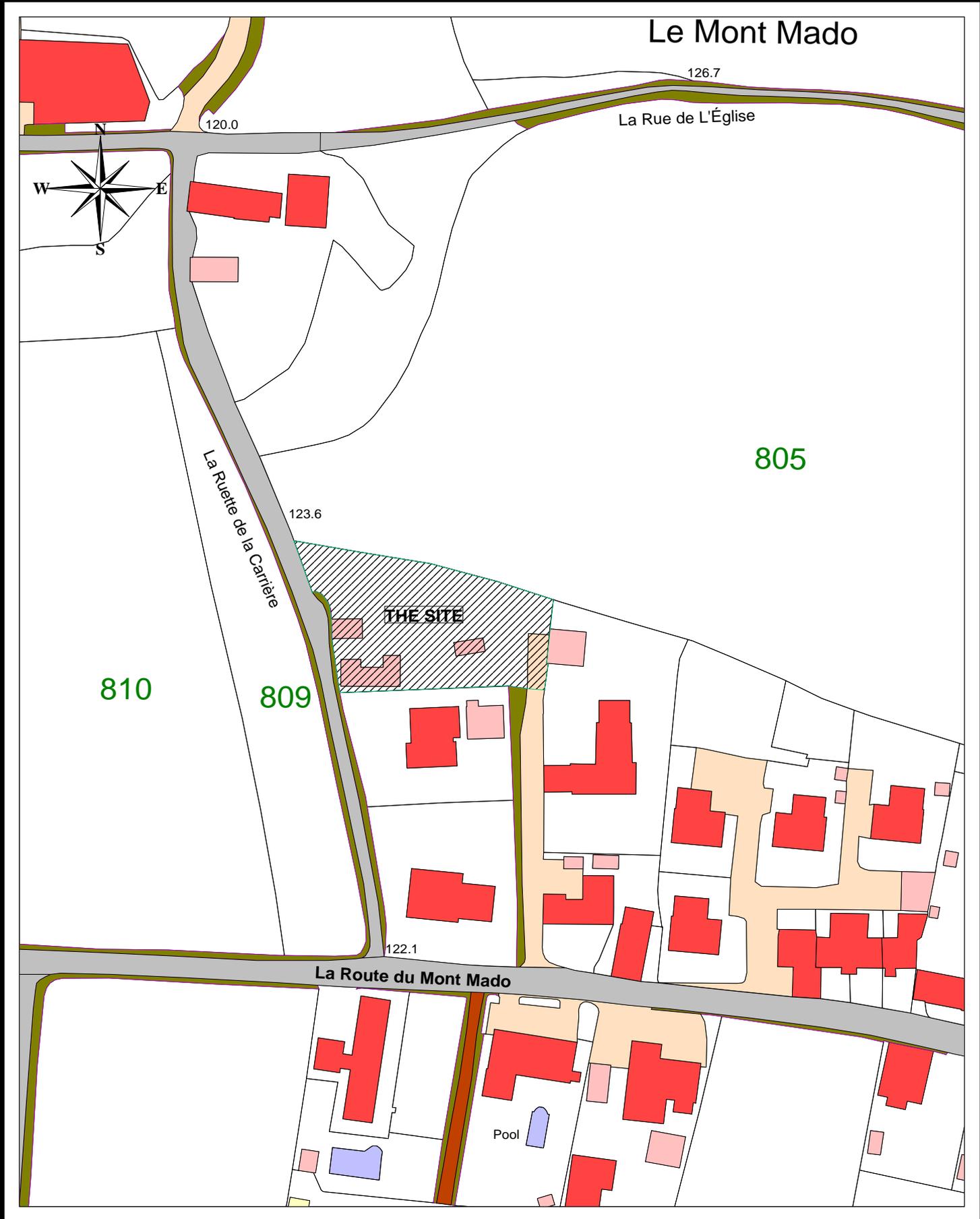
Reasons why the property is no longer required

The present rental is modest at £7,850 per annum, and the site offers no scope for earning a significantly higher rent in its current form. There are issues of noise and dust disturbance with the neighbouring residential properties. It is accepted that the light industrial nature of this site is not compatible with its country residential location. There is no planned use for the site by the States.

Redevelopment potential (if any)

Subject to a detailed planning brief, it appears that the site could be suitable for the provision of two, possibly three dwellings. The site would require infilling.

Le Mont Mado



Former Quarry, Mont Mado, St John

Drawing No: 388 D1



**COPYRIGHT
PLANNING & ENVIRONMENT
COMMITTEE**

Boundary Information Supplied by the States of Jersey Planning Office, but no responsibility can be accepted for error.

6 **Chateau du Port, La Grande Route des Mielles, St Peter (PBA 12/68/7)**

Description

A one bedroom cottage acquired by the States in 1988, which is let to the Environment Department's Senior Countryside Officer.

The gross floor area of the cottage is approximately 970 sq ft.

The property was acquired on the recommendation of the former Island Development Committee "in order to ensure that the premises were not developed privately, which would inevitably mean that the site would not be in keeping with the 'Les Mielles' development programme".

Location

The cottage is located on the west side of La Grande Route des Mielles (Five Mile Road), close to its junction with La Route du Port (see attached location plan).

Current/previous use and any special features

The property is a residential unit.

Reasons why the property is no longer required

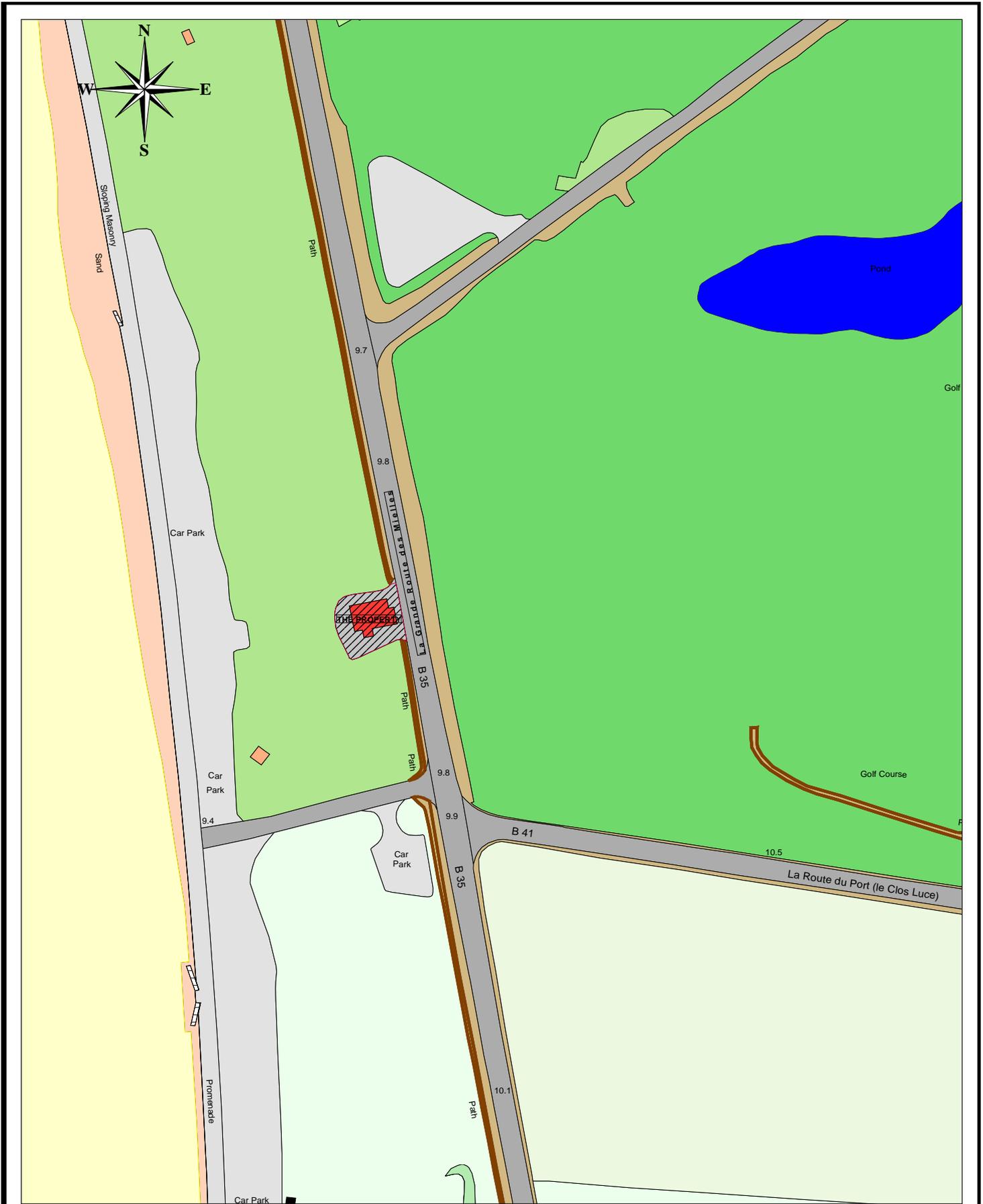
The cottage is let to the Environment Department's Senior Countryside Officer. Previously, when a number of the Environment Department's staff were located in the Francis Le Sueur Centre, there was a case made for a countryside officer to be resident in the Les Mielles area. Now that the department is located at Howard Davis Farm Trinity, there is less ground to support that case.

The cottage, being located on the west coast, suffers from being exposed to the prevailing elements and consequently has relatively high maintenance upkeep. The dwelling is in poor condition internally, there being no maintenance budget to renew bathroom and kitchen fittings and other interior elements. It is sub-standard by comparison with present good building practice.

The States has no use for the property, and it is considered that it would benefit from being in private ownership to receive investment to create a comfortable dwelling. It is also considered that the Planning Department could effectively control any proposed alterations to the dwelling to reflect the "Les Mielles" location.

Redevelopment potential (if any)

It seems likely that a private owner of the dwelling would wish to apply to Planning to construct a minor extension or even to demolish and rebuild the cottage to modern standards and slightly larger. As mentioned above, it is considered that the Planning Department could effectively control any proposed alterations to the dwelling.



Chateau du Port

Drawing No: 68 D1

Boundary Information Supplied by the States of Jersey Planning Office, but no responsibility can be accepted for error.



**COPYRIGHT
PLANNING & ENVIRONMENT
COMMITTEE**

7 **7 Devonshire Place – Parking Area, St Helier (PBA 12/317/1)**

Description

A site acquired by the States in 1968 as part of the road widening planned for Devonshire Place.

It is used as a car-parking area for six or seven cars by the Royal British Legion on an informal basis.

The site area is approximately 77 sq m (834 sq ft).

Location

The site fronts onto Devonshire Place, opposite the junction with Great Union Street .

Current/previous use and any special features

The site is used as a car-parking area for six or seven cars by the Royal British Legion on an informal basis.

Reasons why the property is no longer required

There is no further road widening planned in Devonshire Place that would require land from this site and therefore no longer a strategic reason for holding the site. There is no other identified use for the site by any States department. Although the availability of six to seven parking spaces in close proximity to Cyril Le Marquand House and the Magistrate's Court could be viewed as a useful asset, this is not necessarily the best use of the site.

Redevelopment potential (if any)

The site does have development potential. Uses could include ground floor parking with offices or residential above, or retail on the ground floor with other use above. Possibly the site would be of most interest to one or more of the neighbouring property owners in order to expand their existing premises. Equally, the site could be of interest to a town business requiring private parking spaces for its staff or customers.



7 Devonshire Place - Parking Area

Drawing No: 317 D1

Boundary Information Supplied by the States of Jersey Planning Office, but no responsibility can be accepted for error. 30



**COPYRIGHT
PLANNING & ENVIRONMENT
COMMITTEE**

8**Rozel Mill, St Martin (NS 343)****Description**

An historic former windmill, in granite, arranged on 4 levels, possibly dating from about 1800. The structure, which provides about 270 sq ft of basic storage, was altered in the 1940's by the occupying forces when an observation level was added.

Location

The mill is located within the grounds of the adjacent private residence, also known as Rozel Mill, with both properties sharing the access serving the larger, main dwelling.

Current/previous use and any special features

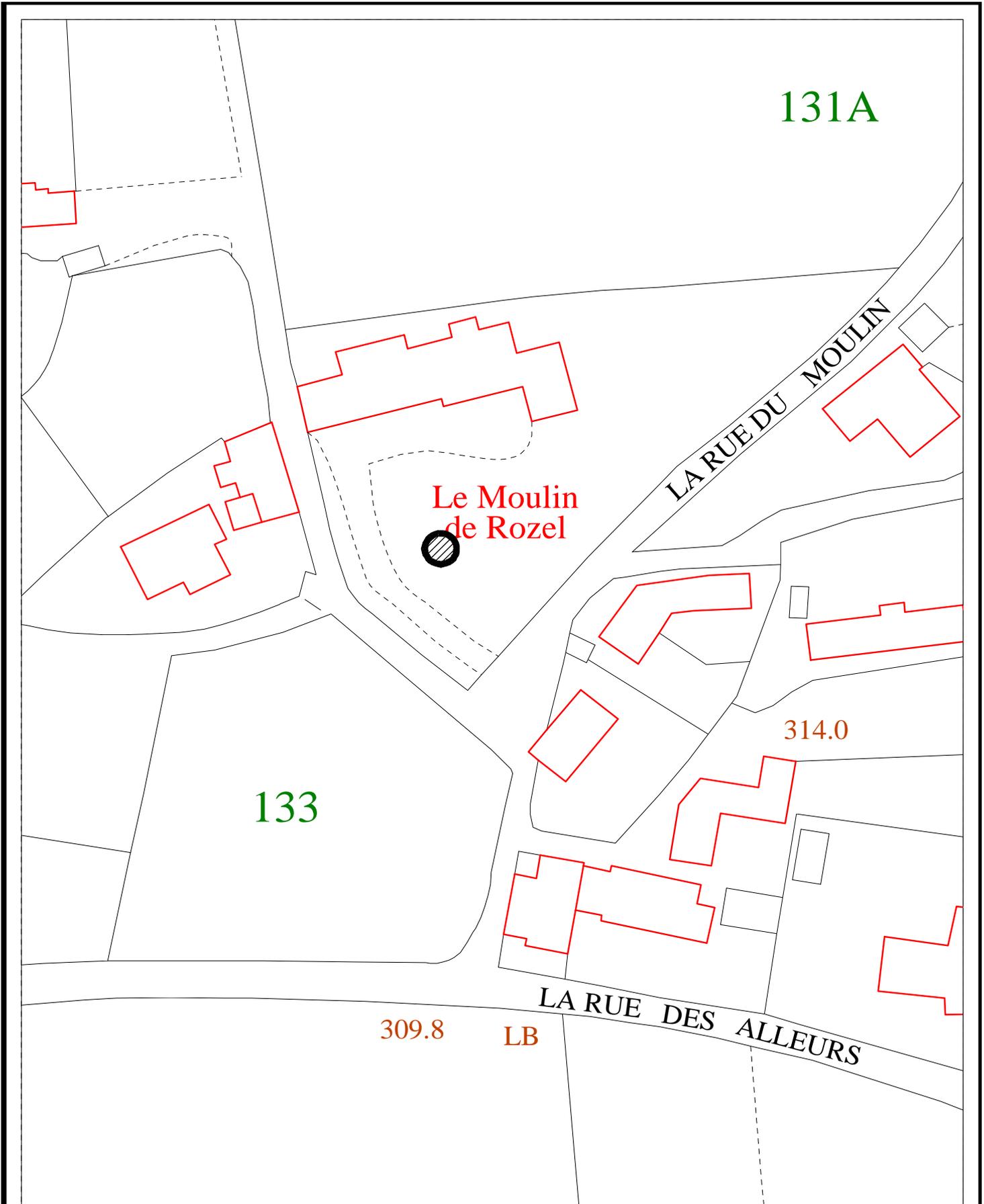
Given its location/access requirements the property has been let to the owner of the principal dwelling, since it is not realistically capable of use by a third party. The current owner of the adjacent house, has recently exercised an option to renew a recently expired contract lease that will see her use continue until 2026 at a rent of £350 per annum (subject to review every 7 years) that reflects the limited storage use of the structure.

Reasons why the property is no longer required

The size, construction and limited uses of the mill, dictates that it will only generate a modest income. Though currently considered to be in reasonable repair, having been the subject of extensive remedial works in 1998, the costs of maintaining the structure/exterior of the mill could be relatively high in future years. As a proposed Site of Special Interest the building would be afforded a high level of protection in terms of requiring consent for any alterations both internally and externally, though this would not necessarily extend to maintenance and repair.

Redevelopment potential (if any)

None. Due to its location, the Mill would only be offered for sale to the owner of the principal dwelling.



Rozel Mill St Martin

Drawing No: 15/343/1



**COPYRIGHT
PLANNING & ENVIRONMENT
COMMITTEE**

Boundary Information Supplied by the States of Jersey Planning Office, but no responsibility can be accepted for error.

9 **Fields 34 and 37, Queen's Valley, Grouville (SRS 1138/1)**

Description

Formerly referred to as Fields 34, 35, 37, 38 East and 54 Part, the fields are now just classed as Fields 34 and 37. The majority of the fields were purchased on 17 August 1863 along with the St Saviour's Hospital (Queen's House) site.

Field 34 is known as "Le Grand Clos des Monts". The adjacent Field 35 was sold to Jersey Water, for the formation of Queen's Valley Reservoir, at the end of 1982. Field 34 has an area of 23,849 sq m (13 vergées 10 perch).

Field 37 is known as "Le Ravenel". Field 38 is known as "Le Clos d'Amy", and the Public acquired the eastern portion bordering Field 37, measuring approximately 3 vergées, on 19 November 1971. Field 54, directly to the South of Field 37, was originally in States ownership but was sold on the same day, as part of an exchange of land.

Fields 37 and 38 (Part) together measure about 26,482 sq m (14 vergées 28 perch) and are now classed as one field.

Location

Field 34 is located to the south-west of Queen's House, and to the East of Queen's Valley reservoir. It is accessed directly from the lane known as La Rue du Douettin, which forms the field's eastern boundary.

Field 37 is located to the South of Queen's House, and to the West of Queen's Valley reservoir. It is accessed, via a track, from the lane known as La Rue es Philippes, to the West of Field 37.

Current/previous use and any special features

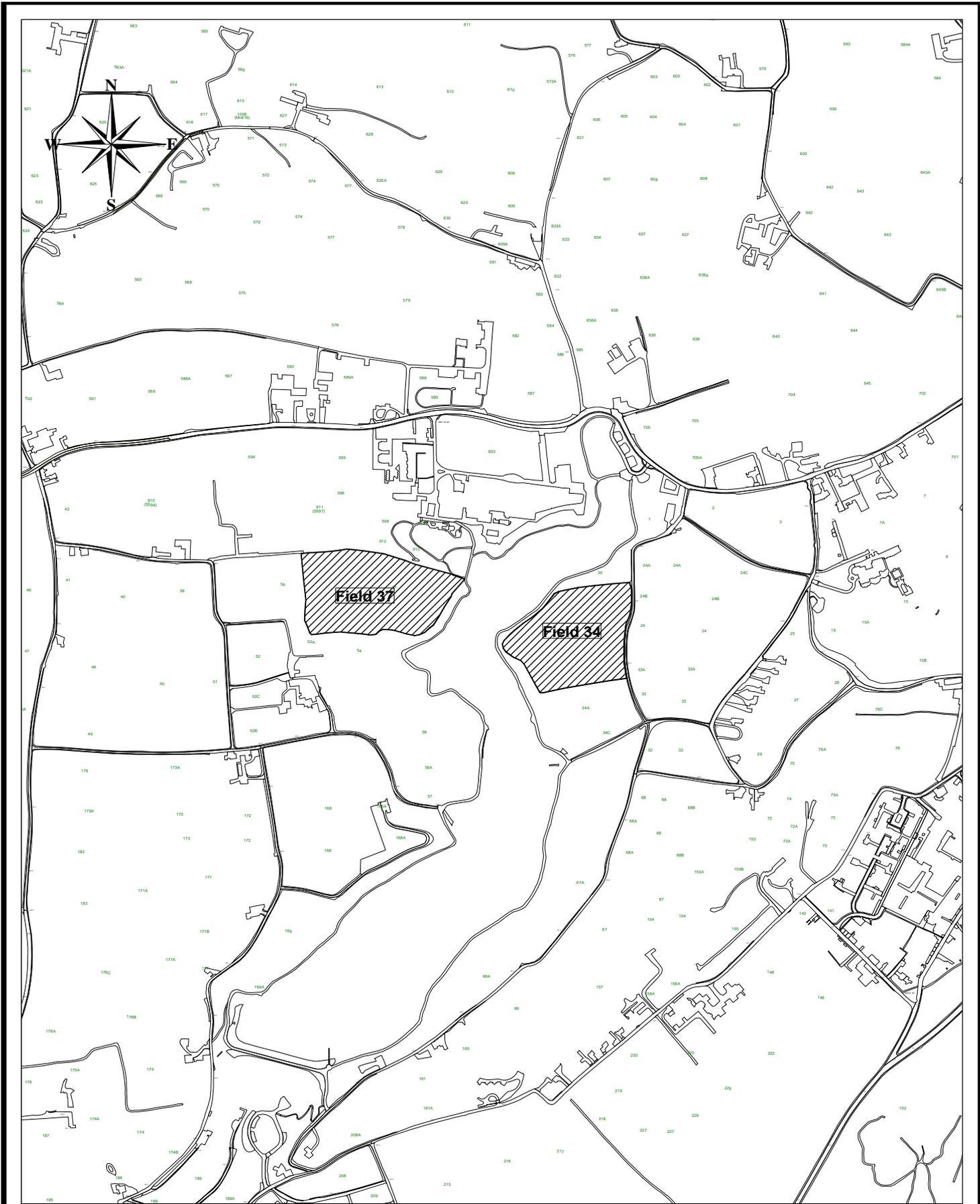
These two agricultural fields are currently under a 9-year lease to a nearby farmer, who has used them since 25 December 1971 for dairy farming. The lease is due to end 24 December 2007. Field 37 is being used for grazing, whilst Field 34 is being cultivated.

Reasons why the property is no longer required

The fields are no longer required and, as green zone land have no development potential to add to the St Saviour's Hospital site. It is suggested that the fields are sold by tender to gain maximum yield, once the current lease has ended.

Redevelopment potential (if any)

None. These agricultural fields are in the Green Zone.



Fields 34 & 37 Queen's Valley, Grouville

Drawing No: 1138 D1

Boundary Information Supplied by the States of Jersey Planning Office, but no responsibility can be accepted for error.



**COPYRIGHT
STATES OF JERSEY**

States Minute 07 July 2005

States of Jersey Property Holdings: establishment – P.93/2005

THE STATES commenced consideration of a proposition of the Policy and Resources Committee, and, following consideration, adopted a proposition of the Deputy of St. Peter that, in accordance with Standing Order 26A(1), the question be now put.

THE STATES, adopting a proposition of the Policy and Resources Committee, referred to their Act dated 24th July 2002, regarding the Machinery of Government proposed departmental structure and transitional arrangements and –

- (a) approved the following principles for the future management and administration of States property –
 - (i) the creation of a new department to be known as ‘States of Jersey Property Holdings’ under the Finance and Economics Committee and its successor Ministry, in order to develop a modern, innovative approach to the management of property and deliver the aims as set out in section 3 of the report;
 - (ii) the transfer of administration of all States property assets, with the exception of those assets under the administration of Trading Committees and Social Housing currently administered by the Housing Committee, to States of Jersey Property Holdings;
 - (iii) the transfer of existing staff with property responsibility to States of Jersey Property Holdings;
 - (iv) the development of a States Property Plan, which would include all States property, to be agreed by the States as part of the States Strategic Plan;
 - (v) the development of a States of Jersey Property Holdings Business Plan in accordance with the agreed States Property Plan and approved by the States as part of the Annual States Business Plan, which would authorise the department to develop, sell, buy, re-allocate or otherwise manage the property or interests in property as identified within the plan;
 - (vi) the development of a fully integrated landlord and tenant system of property provision and maintenance between States of Jersey Property Holdings and States Departments, regulated through Service Level Agreements;
 - (vii) the introduction of a charging mechanism for all property assets to reflect the true cost of occupation;
- (b) charged the Policy and Resources Committee, in conjunction with the Finance and Economics and Environment and Public Services Committees, to facilitate the organisational changes necessary to implement the proposals for the future administration and management of States property;
- (c) charged the Finance and Economics Committee to restructure relevant budget allocations and develop the necessary financial asset management arrangements to achieve (a)(i) to (vii) above; and
- (d) charged all Committees of the States to co-operate with the Policy and Resources, Finance and Economics and Environment and Public Services Committees in the development of the proposals.

Members present voted as follows –

POUR: 41 CONTRE: 0 ABSTAIN: 0