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COUNCIL OF MINISTERS

(123rd Meeting)

(Business conducted by electronic mail)29th June 2021**PART A (Non-Exempt)**

All members were present, with the exception of Senator L.J. Farnham, Deputy Chief Minister and Minister for Economic Development, Tourism, Sport and Culture, Senator I.J. Gorst, Minister for External Relations and Financial Services, Deputy C.F. Labey of Grouville, Minister for International Development and Deputy J.A. Martin of St. Helier, Minister for Social Security, from whom apologies had been received.

Senator J.A.N Le Fondré, Chief Minister
 Deputy R.J. Renouf of St. Ouen, Minister for Health and Social Services
 Deputy R. Labey of St. Helier, Minister for Housing and Communities
 Deputy J. H. Young of St. Brelade, Minister for the Environment
 Deputy K.C. Lewis of St. Saviour, Minister for Infrastructure
 Deputy S.J. Pinel of St. Clement, Minister for Treasury and Resources

In attendance -

B. Jehan, Administration and Research Officer, Chief Minister's Private Office
 K.L. Slack, Secretariat Officer, States Greffe

Note: The Minutes of this meeting comprise Part A only.

'Les
 Quennevais
 Park flats loan
 scheme
 (P.19/2021)
 Rescindment
 (P.54/2021) –
 comments.

A1. The Council of Ministers, with reference to Minute No. B1 of its meeting of 22nd June 2021, received draft Comments on the Proposition of Deputy M. Tadier of St. Brelade entitled 'entitled 'Les Quennevais Park flats loan scheme (P.19/2021) Rescindment' (P.54/2021).

The Council recalled that, on 22nd April 2021, the States Assembly had approved the Proposition of Deputy R. Labey of St. Helier, Minister for Housing and Communities, entitled 'Les Quennevais Park Flats: Loan Scheme' (P.19/2021), which had proposed that monies should be made available from the 99-Year Leaseholders Fund to individual property owners and leaseholders in Blocks A to H of Les Quennevais Park Flats, St. Brelade, to enable them to undertake repairs to their balconies. A number of different options for repayment of the loans had been propounded over a 10-year period. That Proposition had been supported by the Environment, Housing and Infrastructure Scrutiny Panel.

The Council was mindful that P.54/2021 requested that P.19/2021 should be rescinded to allow the terms of the loans to be amended, or for the States to be asked to meet the costs of the repairs. However, the Minister for Housing and Communities had subsequently lodged Les Quennevais Park Flats Loan Scheme – Revised Terms' (P.71/2021) which would provide owners and leaseholders the opportunity to extend the loan period from 10 to 15 years, thereby reducing the monthly repayments that would be required.

The Council was of the view that an unacceptable precedent would be set if the costs of the reparatory works were to be paid for by taxpayers. Moreover, the flats had been constructed 55 years ago and, under established precedents, the timeframe within which a purchaser could make a claim for latent defects expired after 10 years. It was also noted that most of the current owners of the flats were not the original purchasers and subsequent buyers would have to take a view on the level of due diligence undertaken at the time of their acquisitions.

Accordingly, the Council wished for States Members to reject P.54/2021 and decided to present comments on P.54/2021. It instructed the Secretariat Officer, States Greffe, to take the necessary action.