

Date of Report: - 19th August 2011

**REPORT TO THE HOUSING MINISTER
APPROVAL OF SCHEME FOR
THE REFURBISHMENT OF JARDIN DES CARREAUX**

Background

The Jardin des Carreaux Estate which is situated on Queens Road in St Helier was developed by the States as social rented housing in 1950.

The site comprises 20 x 2 bedroom flats, 26 x 3 bedroom houses and 4 x 4 bedroom houses.

Some improvements were carried out to the estate infrastructure several years ago. Whilst routine, cyclical and running repairs have been carried out throughout the life of the buildings the homes themselves have now become due for significant improvement and refurbishment, particularly in respect of their thermal characteristics and ability to remain wind and watertight.

A refurbishment brief was developed which required that the existing buildings be refurbished to upgrade the dwellings to incorporate increased thermal efficiency and to prolong the life of the buildings. This has included a full review of the existing site, building conditions, structural integrity and living standards to ascertain the life cycle potential for the current buildings.

Generally, the structures of the buildings are sound, however, they do require replacement windows, external doors, and roof finishes. A number of similar schemes have been undertaken, amongst them, Clos du Fort, Clos des Quennevais, Clos du Roncier and the scheme presently underway at Clos Gosset. The basic philosophy being that the external envelope of the building needs renewing in its totality by encapsulating the building in render or brick slip insulation quilts.

Internal Works

Residents will remain in their homes throughout the refurbishment process. However, certain works will be carried out inside the homes. These will include additional ventilation to bathrooms and kitchens, replacing cold water storage tanks, installation of Satellite TV infrastructure and the removal of some asbestos bearing materials. (This is not an exhaustive list).

Landscape and External Works

The external areas of the estate will also be attended to as part of the scheme. Specific works will include:-

- Removing partition fencing between the fronts of the houses and installing a standard fence design
- Refurbishment of play spaces
- General Landscaping

Drainage

The drainage system was overhauled in 1998 when the road and parking areas were replaced.

The proposals are set out in the attached drawings numbered:-
 2010/017/23(a), 2010/017/24(a), 2010/017/25(a), 2010/017/26(a),
 2010/017/27(a), 2010/017/28(a), 2010/017/33(a), 2010/017/34(a),
 2010/017/35(a) & 2010/017/39(a).

Recommendation

That the Minister:

- Approve the proposals for the refurbishment of Jardin des Carreaux as set out in the scheme drawings (Drawing numbers 2010/017/23(a), 2010/017/24(a), 2010/017/25(a), 2010/017/26(a), 2010/017/27(a), 2010/017/28(a), 2010/017/33(a), 2010/017/34(a), 2010/017/35(a) & 2010/017/39(a).
- Request that the Minister for Treasury & Resources accept the proposals for the refurbishment of Jardin des Carreaux in accordance with States Standing Order 168(2).

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