

**HAUT DE LA GARENNE, ST. MARTIN:  
REDEVELOPMENT**

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**Lodged au Greffe on 19th November 1991  
by the Housing Committee**

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**STATES OF JERSEY**

**STATES GREFFE**

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## PROPOSITION

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

1. to approve in principle the redevelopment jointly by the Education, Housing and Public Health Committees of Haut de la Garenne, to provide -
  - (a) a respite care home and other facilities for the Education Committee;
  - (b) category 'A' housing;
  - (c) a 20-bedroomed residential nursing home with associated services and staff accommodation for the Public Health Committee.

## HOUSING COMMITTEE

- NOTES:
1. The Finance and Economics Committee supports the principle of the development of Haut de la Garenne as it believes that full use should be made of property already owned by the States, and on the basis that costs of any development will be met from the approved capital programmes of the Committees involved, within the overall capital budget agreed by the States.
  2. The Policy and Resources Committee believes that a modest well designed development to include a respite care home, a residential nursing home, and some housing (possibly of the sheltered type), can be achieved on this site. The Committee, however, feels that previous plans prepared for the site represent excessive development, and, should the States approve the proposition, it would expect new plans to be prepared, and the Island Development Committee should only bring forward a modest development commensurate with such a sensitive Green Zone site on the sky line of an historical part of the Island.

## Report

### Site

The buildings and grounds of Haut de la Garenne occupy a site measuring nearly 14 vergées of gently sloping land on the escarpment above Le Mont du Gouray in the Parish of St. Martin (see site plan).

The main Haut de la Garenne building, dating from 1866, and the second building "Aviemoire" built in 1970, are located on the higher ground to the north of the site, from which there are panoramic views over Grouville Bay. The lower part of the site is currently in agricultural use.

### Recent history

The main building was used by the Education Committee as a Children's Home until 1983, at which time administration was passed to the Public Services Committee. Since 1983, the building has accommodated various short-term users, including the B.B.C. for their television series "Bergerac".

"Aviemoire", originally built as staff accommodation, has for the last two years been used very successfully by the Education Committee as a respite care home.

Many suggestions have been put forward since 1983 for the fuller and better use of this valuable site and, in 1989, the Island Development Committee issued a Design and Development Brief listing all acceptable uses for any proposed redevelopment.

### Island Development Committee Brief

The following uses are given by the Island Development Committee as acceptable in principle -

- |               |   |  |
|---------------|---|--|
| Institutional | - | educational establishment                      |
|               | - | nursing home                                   |
|               | - | residential home for elderly/<br>special needs |

- Residential - States loan or rental housing  
 - elderly persons housing
- Tourism/Recreational - hotel

The site is in the Green Zone, and planning constraints have been stipulated which preclude building on the fields below. In any redevelopment, the building height may not exceed that of the existing buildings and there is a limitation on the total development in terms of floorspace that would be permitted - a maximum of 102,727 square feet.

Mains services are either in place or could be provided without great difficulty or expense.

The vehicular access to the site is from La Rue de la Pouclee et des Quatre Chemins. Some minor road improvements may be necessary depending on the volume of traffic generated by redevelopment. (Opportunities for pedestrian access to Gorey Village exist and are being investigated).

In June 1991, the Island Development Committee issued an amendment to the original Brief, confirming that any redevelopment of the site must retain the front portion of the existing main building because of its "architectural quality and the good condition of its granite wall construction".

### **Joint scheme**

Soon after the Island Development Committee Brief was published in 1989, the Policy and Resources Committee expressed the view that the site might be suitable for a new hotel. This suggestion received limited support and at a Parish meeting called by St. Martin parishioners, strong opposition to a hotel was voiced, with other suggestions including a residential home for the elderly, day care centre and sheltered housing receiving varying degrees of support.

With the Public Health Committee aiming to improve its services to elderly people at Overdale, the Housing Committee needing more category 'A' housing units and Education pleased to be able to continue using Avimore, it was agreed in 1990 to commission a

feasibility study for joint development of the site by the three Committees. This study has now been completed.

Each Committee's needs and how these have been met in the proposed scheme, are outlined below -

### **Education Committee**

On 4th April 1989, the States of Jersey agreed to the provision of a six bedded respite care home for families of children with special needs.

In May 1989, approval was given for the inclusion of a capital sum of £397,900 in the Education Committee's Budget for 1990 to build the home.

Whilst a suitable site was sought for the construction of a purpose built home the respite service was temporarily established in the building known as "Aviemoire" at Haut de la Garenne.

"Aviemoire" has proved to be very suitable as a temporary respite home, and the children who use the service are happy and comfortable in these surroundings. The Committee has also been able to provide other much needed services for children within the building, including a playgroup for speech delayed infants and a child protection video and therapy unit. A part of the building is also used as a staff training suite.

In view of the success of "Aviemoire" both as a respite home and as a resource centre for children the Education Committee would wish the home to remain on site in the present building if the Haut de la Garenne site is to be developed in accordance with the proposition.

The building is in need of some repair and refurbishment if it is to become a permanent Respite Home and Resource Centre. The windows, central heating and carpets would need to be replaced, the flat roof recovered and a separate car park and entrance to the premises created.

The estimated cost of these repairs and alterations is £164,000 set against a capital cost, at current year costs, of £497,375 to build a separate smaller Home elsewhere. That separate unit would not be capable of housing the other facilities such as the playgroup, Child

Protection Suite and Training Suite which have been successfully established at the Haut de la Garenne site. These facilities would have to be re-sited elsewhere, at additional cost, if the Respite Home were to be relocated.

### **Housing Committee**

The Housing Committee Policy Report mentioned this site as probably yielding 45 units of accommodation, urgently needed to help reduce the Housing rental waiting list.

If no category 'A' accommodation is built on this site, alternative sites must be found in the short-term and these will undoubtedly be expensive to acquire and possibly more expensive to develop than Haut de la Garenne.

The emphasis in the Housing proposals for 36 one-bedroomed and five two-bedroomed flats is on smaller units of accommodation which will partly be aimed at existing States tenants moving from larger accommodation once children have left home, and partly at senior citizens who could make use of the adjacent Public Health facilities. Those tenants moving to these premises will tend to be more elderly persons. A number of the Housing units will also be designated as sheltered housing, again operating in close conjunction with Public Health.

The Parish of St. Martin has been consulted over the proposals and any particular local need for sheltered or elderly persons housing will receive full consideration. Indeed, it may wish to participate in the scheme to ensure that some of the proposed accommodation is earmarked for parishioners. The Parish of St. Martin finds it difficult, however, to support the construction of staff accommodation and States rental accommodation on this site.

### **Public Health Committee**

The Public Health Committee is firmly committed to the provision of good quality health care facilities for those elderly people whose needs cannot be met in either their own homes, or in Parish or private residential homes. The existing buildings at Overdale Hospital are tired and are not suited to the provision of modern day standards of care. It is the Committee's intention to gradually replace these buildings with new purpose designed accommodation

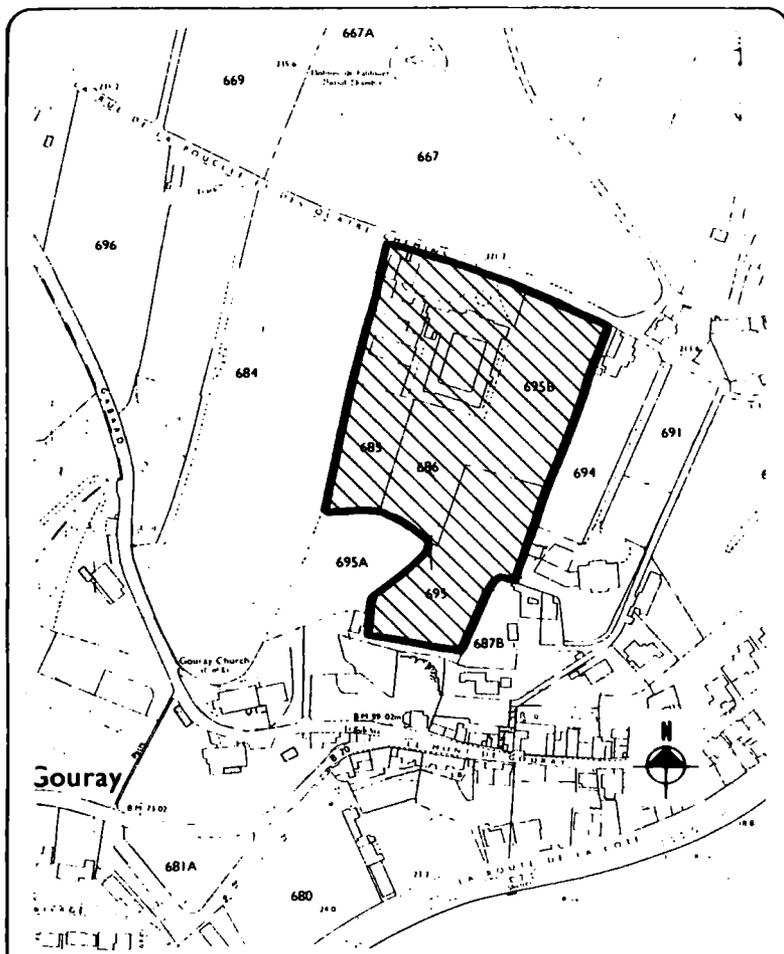
which will be located in close proximity to the people served. The Haut de la Garenne site provides a good opportunity, within a mixed development, to build a special residential nursing home which would primarily serve the east and north east of the Island. The site also provides the potential for a limited number of units of much needed staff accommodation.

**Summary**

There has been much discussion over the future use of Haut de la Garenne which has meanwhile lain under-used with parts of the existing building falling into disrepair.

The respite care home, residential nursing home, and category 'A' housing are all acceptable to the Island Development Committee as suitable uses for this site; and the refurbishment and new building proposals to accommodate these uses comply with the Design Brief. That Committee has expressed satisfaction with the feasibility scheme produced by the three Committees.

At a time when funds are low for the acquisition of land for development, this site, owned by the States, is well suited to meet the high priority needs of three Committees, which would otherwise, at greater expense, have to be met elsewhere.



<p><b>PROPOSED DEVELOPMENT OF HAUTE DE LA GARENNE</b></p>	<p><b>Org. N° 309/1</b> <b>Date 17 10 51</b></p>
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