

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

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**Lodged au Greffe on 18th November 1997  
by Senator L. Norman**

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**STATES OF JERSEY**

**STATES GRÉFFE**

175

1997

P.180

Price code : B

## PROPOSITION

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

to express their support for the proposals of Project Cloud for the redevelopment of Haut de la Garenne, St. Martin, and to request the Planning and Environment Committee, in conjunction with the Finance and Economics, Health and Social Services and Housing Committees to investigate the feasibility and desirability of the proposals as outlined in the report accompanying this proposition and to report back to the States with recommendations.

**SENATOR L. NORMAN**

## REPORT

### Background

On 22nd April 1997 the Planning and Environment Committee presented to the States and lodged "au Greffe" proposition P. 64/97, "Haut de la Garenne, St. Martin: conversion and development". At my request the States declined to debate this projet on the grounds that the Committee had not consulted the Education Committee and that the Committee had failed to give full consideration to the scheme proffered by Project Cloud.

To date no effort has been made by the Planning and Environment Committee to consult the Education Committee, and to the best of my knowledge no further consideration has been given to the proposals of Project Cloud.

I believe that the States should have the opportunity of considering all reasonable options for the future of Haut de la Garenne and my proposition will allow for just that.

### Introduction

Haut de la Garenne is a valuable public asset for which the States have been unable to find a significant use for over a decade.

The proposals of Project Cloud are both timely and meet a clearly identified need, (i.e. helping to house the local population at minimal cost to the taxpayer and at the same time meeting the Health and Social Services Committee's desire to establish a base for the Community Care team in the east of the Island). Additionally space will be available in the main building for office facilities for Home Helps, Family Nursing and other such caring organisations.

The initial and very attractive drawings produced for this sheltered housing project by the architect meet the criteria of the planning brief prepared by the Planning and Environment Committee in 1993 which requires the retention of the main building but allowing the demolition of the extensions to the south.

I understand that the Parish of St. Martin welcomes the initiative of Project Cloud and, through the St. Martin Housing Association, may involve themselves in the enterprise if it is allowed to proceed. Both Project Cloud and the Parish favour using the adjoining land as a public country park.

The founding members of Project Cloud are -

Advocate Keith Baker, L.L.B.  
 David Barlow B. Arch (Liverpool), ARIBA (Architect)  
 Mary Devenport, Chairman of Abbeyfield House  
 Centenier Michael Lees of St. Martin  
 Jurat John de Veulle, F.C.A.  
 Roger Sebire, Property Consultant.

The proposed legal and financial structure of Project Cloud, should the proposed development be allowed to proceed, is outlined in the Appendix to this report.

#### **Development proposals**

- (i) The existing north building to be retained, as required by the Planning and Environment Committee, and to be converted into a Day Care Club. It will contain the following -

Day care sitting/meeting rooms;  
 Card room and hairdressing rooms;  
 Toilets and special bathroom;  
 Dining room for residents and club members;  
 Kitchen and stores;  
 Staff rooms;  
 An area of approximately 500 square feet (46 square metres) for the Health and Social Services Community Care base;  
 Three one-bedroom apartments;  
 Stairs and lift with the new south apartments.

- (ii) Proposed apartments on the north side to be available for St. Martin residents.

Six one-bedroom apartments, single-storey with pitched roofs to form an enclosure and to produce a softer approach to the severe looking main building. The use of this small concealed area of green zone seems appropriate in order to ensure the preservation and improvement of the old building.

(iii) Proposed apartments on the south side for Project Cloud residents

An "L" shaped unit forming a courtyard with the existing building along the north side. The west side to be left open in order to admit more sunlight and allow a more spacious garden.

Accommodation to include -

12 one-bedroomed apartments;  
four two-bedroom apartments;  
visitors' suite and sub-lounge.

The apartments link with stairs and lifts to the existing north building as they will be set at a lower level to suit the contours. The roof will be much lower than existing, probably level with the eaves of the north building. It will have a greatly reduced impact when viewed from below.

Total 25 apartments which will release 25 properties (probably under-utilised) into the housing market.

### **Conclusion**

Project Cloud's project is a particularly suitable development for Haut de-la Garenne. The property is of the right size and allows an ideal mix of new and old buildings to be provided. Its orientation and situation close to Gorey make it even more attractive. The proposals appear to comply exactly with Health and Social Services present policy for care of the elderly and they make use of the experience gained developing The Limes, The Hollies and Sandybrook.

**PROJECT CLOUD****OUTLINE OF THE PROPOSED LEGAL AND FINANCIAL  
STRUCTURE****Organised as an Incorporated Association**

If the property Haut de la Garenne, St. Martin, could be made available, it would be proposed that an Incorporated Association would be formed to acquire it, either on a leasehold or freehold basis. To meet the needs of the Project Cloud proposals the Association would build 20 self-contained apartments there in an attractive setting, with ancillary facilities such as a day care centre, with the object of providing sheltered accommodation for elderly people with a certain amount of capital (perhaps from the sale of their own house) who would be required to provide a large part of the finance for the project from their own capital resources.

The Association could if desired work in conjunction with (or be integrated with) the St. Martin's Housing Association, who we understand might be interested in building a further six apartments specifically for the use of the Parish. If the Department of Health also wished to consider constructing a medical centre on the site for the elderly in the east of the Island, we should be pleased to consider how the framework of the scheme could be adapted for that purpose.

**Costs**

Costs have been considered and discussed with our architect member, David Barlow, and he will be making up-to-date estimates when further details of the site and the manner in which it may be made available to us are known - and with particular reference to whether the Association would be required to purchase the freehold or whether there is a possibility that it might be granted a long lease at a nominal rent.

It is proposed that the costs of construction of the apartments coming with the Project Cloud arrangements ("Project Cloud apartments") would be borrowed from their prospective residents and that the remaining costs would be funded by borrowing either commercially or

(hopefully) by way of a loan from the States, as has been done by other Housing Associations. Loans from prospective residents coming within the Project Cloud arrangements ("Project Cloud residents") during the construction period would be made in stages against architects' certificates authorising the stage payments to the builders and would bear interest at commercial rates until they became resident.

### **Financial and occupancy arrangements when the scheme is up and running**

Once the scheme were built and running the arrangements for Project Cloud residents would be as follows -

Each resident of a particular apartment would make a participating interest-free loan to the Association equal to the assessed capital value of a freehold apartment of equivalent size and quality. Instead of receiving interest on that loan, the resident would be granted a licence to occupy the apartment in question for as long as the loan remained outstanding. At the termination of the occupancy, whether by death or otherwise, the Association would enter into a similar arrangement with a new resident in return for a new loan from that person equal to the capital value of the apartment at that time. The loan from outgoing resident would then be repaid by the Association, subject to the addition by the Association of an amount equal to 70 per cent of any rise in the assessed value of the apartment over the period of the initial resident's occupancy, or the deduction of the whole of any fall in its value over that period.

A resident would be entitled to terminate his or her occupancy at any time by giving three months' notice to the Association, but would not be eligible for the repayment of his or her loan until the Association had received a new loan from a new resident.

Although no licence fees or rents would be payable by residents, each resident would be required to pay a service charge, calculated so that collectively the service charges would meet the outgoings of the Association, which would operate on a non-profit making basis.

**Loans from non-residents**

Loans other than those from Project Cloud residents in actual occupation would be expected to fall into three main categories -

- (i) loans from prospective Project Cloud residents made during the construction period;
- (ii) bank or States loans to provide any remaining finance required to complete the construction;
- (iii) loans at agreed rates of interest could be accepted by the Association from individuals other than residents - typically from individuals who were not yet resident, but who wished to be placed on the waiting list for a unit. Loans from such persons would be set off against the amount of loan which would be required in the event of them becoming residents.

**Security for loans**

Loans could be secured by judicial mortgage over the Association's property if it is to own the freehold, or by the formation of a subsidiary company and the pledge of blocks of its shares if it is to be a lessee.

**Winding up**

The constitution would provide that in the event of the Association being wound up its net assets would be applied to other charitable purposes.