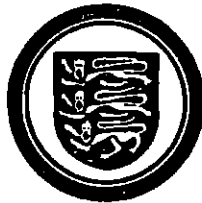


adopted 20.5.80

PROPOSED DEVELOPMENT OF FIELD 110, GOREY.

Lodged au Greffe on 29th April, 1980 by the Housing Committee.



STATES OF JERSEY

STATES GREFFE

REPORT

1. Field 110 was zoned for residential development in August 1970 (P.44 of 1970) as part of the proposed extension to Gorey Village. The field is owned by Gorey Village Development Limited and it is a condition of the Housing Law consent to that Company's acquisition of the land that any dwellings subsequently built upon it can only be sold to, leased to, or otherwise be occupied by, persons who qualify under Regulation 1(1)(a)-(h) inclusive of the Housing (General Provisions) (Jersey) Regulations, 1970, as amended.

2. The development of the land has been delayed due, principally, to the time taken to resolve drainage problems in the area, but the major off-site surface water disposal scheme has now been completed.

3. Before the development of the site can commence, it is necessary for foul and surface water sewer connexions to be brought from the Gorey Village main road to the perimeter of the site and for a ditch course which runs across the field to be piped and diverted into the surface water sewer. Approximately two-thirds of the field will then have to be filled with hardcore up to a depth of about one metre. The estimated cost of carrying out these works at today's prices is £30,000.

4. The Housing Committee is anxious that the field should be developed principally with houses for sale under the Basic States Loans Scheme, together with, possibly, a few one bedroom flats to be let to local residents.

5. The Company has indicated that it would be prepared to develop the field in accordance with the wishes of the Committee but that it could not afford to sell the completed dwelling houses within the financial limitations of the Basic States Loans Scheme if it also has to bear the cost of the abnormal site preparation works outlined in Paragraph 3 above.

6. Due to the problems of flooding, the site preparation costs for the greater part of the area of the extension to Gorey Village will be very expensive. Both the Housing Committee and the Island Development Committee believe that these costs are justifiable when compared with the alternative of taking an equivalent area of land in the countryside to provide the same number of dwellings. It has been the established practice of the

Housing Committee, with the approval of the Finance and Economics Committee, to write-off abnormal site preparation costs where it has developed land with dwellings to be sold under the Basic States Loans Scheme. The money thus written off is effectively 'buried in the ground' and does not, therefore, in any way enhance the future value of the properties concerned. The Committee now proposes, with the support of the Finance and Economics Committee, to apply this principle to the abnormal site preparation costs to be incurred in relation to Field 110 so that it can be developed principally with properties to be sold under the Basic States Loans Scheme, together with a small number of flats to be let to local residents.

7. The Company has agreed to develop the field with 21 dwelling houses, similar in type and size to those proposed to be built by the Housing Committee on Field 112 and for sale under the Basic States Loans Scheme. In addition, to make more effective use of the land, the Company has agreed to develop a block of six one-bedroom flats, either to be let to local residents, or possibly to be purchased by the Housing Committee for use as States rental accommodation. The proposals conform to the overall development plan for the extension to the Village and which will be presented to the States by the Island Development Committee in the very near future.

8. A problem arises in that the Committee cannot commit the States to increasing the upper financial limit of the Basic States Loans Scheme to cover the sale price of the dwellings in twelve/eighteen months time. It is likely, however, that as the dwelling types are almost identical to those to be built by the Housing Committee on Field 112 for sale under the Basic States Loans Scheme, and that the sale price will be subject to the approval of the Committee, they will in fact be sold under the Basic States Loans Scheme. In the unlikely event that this is not the case, the Company has agreed to reimburse the Committee with the cost of carrying out the abnormal site preparation works, together with interest thereon. Her Majesty's Solicitor General has confirmed that this could be provided for in a written agreement between the Company and the States.

9. The Committee proposes that the expenditure for the abnormal site preparation works should be paid out of its Land Purchase Vote No. C.1104.

PROPOSITION

THE STATES are asked to decide whether they are of opinion—

1. to confirm that Field 110, Gorey, should be developed by Gorey Village Developments Limited by the construction of 21 dwellings for sale under the Basic States' Loan Scheme, and 6 one-bedroomed flats to be let to local residents or to be purchased by the Housing Committee for use as States' rental accommodation;
2. to agree that the cost of bringing the surface water and foul sewers from the Gorey Village main road to the perimeter of the site, the piping of the ditch course which runs across the site and the raising of the level of the site with hardcore fill, should be carried out at the expense of the Public of the Island;
3. to authorise the Greffier of the States to sign an agreement with Gorey Village Developments Limited, whereby if the 21 completed dwellings are not sold under the Basic States' Loans Scheme, the Company will be bound to reimburse the States with the cost of the above-mentioned works, together with interest thereon;
4. to authorise the expenditure of a sum not exceeding £35,000 to cover the cost of carrying out those works, out of the Vote of Credit granted to the Committee under the heading 'Land Purchase' (Vote No. C1104).

NOTE: The Finance and Economics Committee supports the Proposition on the assurance of the Housing Committee that the necessary legal contract will be entered into.

HOUSING COMMITTEE.