



JUNE 86

3/76 8115/76 -8 OCT 1986
MAPS, DJA, AGK, FILE

**NAVARIMO, 76 STOPFORD ROAD,
ST. HELIER: PURCHASE.**

Lodged au Greffe on 7th October, 1986
by the Island Development Committee.

NOT FOR PUBLICATION
UNTIL 10.15 a.m. ON
07 OCT 1986



STATES OF JERSEY

STATES GREFFE

PROPOSITION

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

- (a) to approve the acquisition by the Island Development Committee of the property "Navarimo", at 76 Stopford Road, St. Helier, from Mr. Lynn Jarvis Trenchard and Mrs. Viola Trenchard (née de Louche), for the sum of £165,000 (one hundred and sixty-five thousand pounds) for the freehold interest;
- (b) to authorise the Island Development Committee to make a compensation payment of £15,000 (fifteen thousand pounds) as compensation for disturbance, and to grant a rent-free stay of possession of up to twelve months in order to allow Mr. and Mrs. Trenchard to acquire alternative accommodation;
- (c) to authorise the payment or discharge of expenses to be incurred in connexion with the acquisition of the said property and all interests therein, and the payment of all legal expenses incurred by both parties from the Island Development Committee Major Reserve (Vote No. C.0904);
- (d) to authorise the Attorney General and the Greffier of the States to pass, on behalf of the public, any contracts which it might be found necessary to pass in connexion with the acquisition of the said property and any interests therein.

ISLAND DEVELOPMENT COMMITTEE.

NOTE: The Finance and Economics Committee supports the Proposition.

REPORT.

1.0 Introduction

1.1 The Housing Committee wishes the property Navarimo, 76 Stopford Road, St. Helier, to be acquired from Mr. and Mrs. L.J. Trenchard to gain access to a proposed housing redevelopment site to the rear of properties fronting onto St. Saviour's Road and Stopford Road.

1.2 That Committee had already purchased several properties in the area with a view to eliminating poor housing conditions by redevelopment when, in 1980, these were completed by the addition of part (site E) of a much larger acquisition of Gasworks land by the Island Development Committee.

1.3 At the suggestion of the Finance and Economics Committee, the Island Development Committee has decided to bring forward this Proposition because the proposed housing redevelopment links in with other proposals for this area which will shortly be put to the States as part of the Island Plan. However, it is the Committee's hope that these proposals will not be debated as part of this Proposition because the full justification for them can only be appreciated in the wider context of the Island Plan. They are described in this report primarily to give the States the full background to what is proposed for this area of the town. It is particularly stressed that even in the event of these other proposals being unacceptable to the States, the need to acquire additional property fronting Stopford Road will remain, so that satisfactory and adequate access can be gained to the housing redevelopment site, in order to provide the maximum possible number of new homes.

2.0 The housing development site

2.1 The site is shown on the appended Drawing No. 01.184.1 and is some 2.2 vergées in extent. It could yield up to 50 one-bedroomed flats although the Housing Committee may wish to vary the mix of house

types on the site, in which case a more likely figure is 40 units.

2.2 The Public Works Committee has stated that there should be no means of vehicular access to the site from St. Saviour's Road, either through the narrow private road between Norwood Villa and Wellington Stores, or through the site of 110 St. Saviour's Road (now demolished). Access in either position would have the undesirable effect of putting a considerable amount of additional traffic onto the junction of St. Saviour's Road and Wellington Road, which is barely capable of accommodating existing flows of traffic. At the time when the major part of the site was acquired from the Gas Company in 1980, the traffic situation was less acute and the need to increase town housing densities was not so clearly identified as now. It is now apparent, however, that it can make a significant contribution to the Island's housing stock if its access difficulties can be overcome. The Public Works Committee has advised that access should be gained from Stopford Road.

3.0 Navarimo

3.1 Of all the properties in Stopford Road, Navarimo - No. 76 - is by far the best to provide access to the housing site. Because it has a reasonably large garden and a wide street frontage, the proposed access can be built to full standards with visibility splays, and the residual area will be incorporated into the housing scheme to provide additional units - either 3 one-bedroomed or 2 two-bedroomed flats.

3.2 Furthermore, on approaching the owners it was found that they would be prepared to sell the property provided their recompense is sufficient to enable them to buy a comparable property elsewhere. The house has been the owners' home for some 26 years during which time the property has been maintained and improved to a high standard.

3.3 Three independent valuers have established the value of the property to the States to be in the range of £150,000 to £185,000. Although this is in excess of its value as a private residence in this location, the property has an enhanced value because it unlocks access to the site behind. It should be borne in mind that the owners would not be seeking to dispose of their property in the normal course of events.

3.4 Negotiations have been conducted on behalf of the Committee and the terms set out in the Proposition are agreed, namely, that the cost to the States for the acquisition of Navarimo would comprise -

(a) £165,000 for the freehold;

(b) £15,000 as compensation for removal;

(c) a rent-free stay of possession of up to 12 months after the passing of contract to enable the owners to purchase comparable accommodation elsewhere in the Island;

(d) the payment of the owners' legal fees.

4.0 The wider proposals contained in the Island Plan

4.1 The rationalisation by the Jersey Gas Company Limited of its operations in recent years has released considerable areas of land for development. The States have already acquired "site E" as described above, and "sites C and D" make up the current Gasworks public car park. Additionally, an area of land has been acquired by C. Le Masurier Limited, adjacent to its existing wine stores, which themselves were built on land acquired from the Gas Company in the past. Following the transfer of liquefied petroleum gas storage and gas production to La Collette, the gasworks in Tunnel Street will shortly become the mains distribution point only, and it is possible that there will be further contraction by the Gas Company onto this site, involving the relocation of its depot and releasing additional land for redevelopment.

4.2 The Island Plan will propose certain highly desirable changes to this area which include -

- (a) the development for housing of Gasworks site E;
- (b) the development for housing of the Animals' Shelter site;
- (c) the development of the existing Gasworks car park as a multi-storey car park, with small light industrial workshops.

4.3 The town Ring Road is at its narrowest in this area, and its capacity is constrained not only by its width but by the difficult junction with Wellington Road which is extremely congested at school opening and closing times. The only access points into the gasworks area are via Stopford Road/Oxford Road and Tunnel Street, neither of which is adequate to serve the developments described above.

4.4 Accordingly, following provisional discussions with the owners of the land concerned, it is proposed to construct two new lengths of road to relieve the existing problems and cater for the anticipated increase in traffic flows. The first would connect Stopford Road with St. Saviour's Road in the vicinity of the Animals' Shelter and would enable a gyratory traffic system to be introduced, thus achieving a significant increase in the capacity of this sector of the Ring Road. The second would link this gyratory system with Oxford Road and the site of the proposed multi-storey car park. All the above proposals are shown on the attached Drawing No. 01.184.1. It will be noted that the first road proposal would join the Stopford Road through the site of Navarimo.

5.0 Conclusions

5.1 In the foregoing context, Members of the States will be able to appreciate the potential importance of the purchase of Navarimo. It is important to stress that even if these wider proposals are not eventually

approved by the States, its acquisition remains necessary to secure access to the proposed housing site to enable its development to proceed.

5.2 It is the strongly-held view of the Housing, Public Works and Island Development Committees that the development of the housing site can be achieved only through the purchase of Navarimo. The States are therefore urged by all three Committees to approve the Proposition.