

Proposals for St Helier House & Westmount Day Nursery sites

For consideration by the Parish Assembly
on 7 August 2019 at 7pm

PARISH OF ST HELIER

P.03/2019



St Helier House



Westmount Day Nursery

PROPOSITION

PARISHIONERS are asked to take into consideration and if deemed advisable:

- 1) To approve a recommendation of the Connétable and Procureurs du Bien Public to sell St Helier House and Westmount Day Nursery for the sum of **£ 2,900,000**. The Parish to pay our reasonable legal fees involved in the transaction and the Assembly to authorise the Connétable and at least one Procureur du Bien Public to pass the necessary contract in relation thereto

- 2) To approve a recommendation of the Connétable and Procureurs du Bien Public to provide a replacement day nursery at an alternative site as soon as possible.

REPORT

Background:

St Helier House

Following the tragic Grenfell Tower fire on 14 June 2017, all tower blocks in Jersey were inspected to identify if the same or similar cladding system was in use.

Following an inspection of St Helier House in September 2017, the States of Jersey Fire Service discovered defects in the external cladding fitted in the 1990s which posed a fire risk; the decision was made that the Home's Fire Safety Certificate would not be renewed unless significant and far reaching changes were made to the building.

This resulted in the Parish closing the Care Home on 31 January 2018, following the successful rehoming of 46 residents and assisting the Parish's care staff with regard to their future employment.

On 28 February 2018, the Parish Assembly was advised that options for the building and the site would be brought to a future Parish Assembly.

Re-use of the existing building

The Parish considered refurbishment of the existing building; however, the site would need substantial investment and this would unfortunately not address the restrictive nature of the building to provide better care facilities that would be necessary - such as wider corridors, en-suite facilities for bedrooms, residents' amenity space, etc.

The Parish has also considered the option of converting St Helier House to residential accommodation, such as sheltered housing; however, this would require significant investment in order to provide acceptable and safe accommodation in compliance with the set standards for residential accommodation, including fire safety regulations.

After taking into account the financial commitment that the Parish has already made in the redevelopment and refurbishment of St Ewold's, there are insufficient financial resources available to undertake another major building project

Westmount Day Nursery:

Westmount Day Nursery is a 52 place day nursery that opened on 17 February 1973. The Nursery offers excellent child care provision by our dedicated and highly skilled staff. There has been a decline in the popularity of the Nursery attributed, it is believed, to the dated condition of the building, which requires investment to modernise and upgrade it. This has affected the financial viability of the Nursery.

The Parish is confident that it is able to continue its provision of high quality nursery care in a financially viable way; the proposal, therefore, is for the Parish to continue to offer nursery care in a new modern facility at an alternative location within the vicinity as soon as possible.

The Parish is currently negotiating to acquire an alternative site for Westmount Day Nursery. We cannot confirm the location at this stage although as soon as the site is agreed Parish Assembly will be asked to approve the site acquisition.

Proposition:

The Parish appointed a professional agent to seek expressions of interest on a targeted approach basis. This involved the agent contacting 10 parties, of which 9 expressed an initial interest and viewed the properties. The bids were for refurbishing St Helier House for residential accommodation, although one bidder envisaged an entirely new residential building on the site.

The bids received have been carefully reviewed, analysed and considered by the Constable, Procureurs and Management Team. The best offer that has been submitted and is recommended is to sell the St Helier House and Westmount Day Nursery site for the sum of **£ 2,900,000**. The developer proposes to refurbish St Helier House as residential units and is currently considering options for the Nursery site.

The Parish is unable to release details of the unsuccessful bids due to commercial sensitivity, but it can be confirmed that the recommended offer presented to the Assembly is in line with the independent valuation of the site.

This offer requires the Parish to provide vacant possession of St Helier House as soon as possible and vacant possession of Westmount Day Nursery by summer 2020; the Parish will undertake to have relocated the Nursery by this date.

It is recommended that the net proceeds of the sale of the site, after all associated costs have been accounted for, are allocated to the Building Reserve, thus allowing the Parish to undertake projects, including the relocation of Westmount Day Nursery.

Location Plan

