

9. How much money will the Parish need to borrow from a lender?

The amount and length of time for external borrowing depends on how quickly the flats are sold. There is considerable flexibility as the Parish has £7m in Building Reserves available for working capital. A £5m working capital facility will be required for the 18 month build period, with all first sale proceeds repaying the borrowing.

The estimated capital cost of the development of Maison de Ville is £11m. It is proposed to sell all the flats for the sum of £8.8m, leaving a net capital cost of £2.2m. The nursery is valued at £1.1m and the covered car parking at £500,000.

The net capital cost of £2.2m will be funded from Parish cash deposits in Building Reserves. The gross rental income from the car parking and nursery should be in the region of £100,000pa. which will compensate for the lost interest income on these deposits, so there will be no need to increase the Parish Rate.

The retirement flats that are sold will be priced at the prevailing market value. On resale, the Parish will have an option to buy back any flat that is sold.

10. What will be the financial consequences if the sales of the flats are not as anticipated?

If it was proving difficult to sell all the flats, or if market forces were determining that it would be better to hold onto the flats before selling them, then they can be rented. £18,000 rental per annum provides approximately a 5% yield which matches the likely interest charge from the bank on a mortgage.

11. How long would it take to repay the mortgage?

It is anticipated that if 2/3rds of the flats were sold, the £5m borrowing would be repaid in full.

12. Will this affect the Parish Rate?

Gross rental income from the car parking and nursery should be in the region of £100,000 per annum. This would compensate for the loss of income on Parish deposits, so there will be no need to increase the Parish Rate.

13. What would the income be if the flats were rented instead of being sold?

Current rentals for these two-bed extra care flats for the elderly are £18,000 per annum.

14. Who are the stakeholders?

The Parish has set in place a Project Governance which dictates on how the project is to be delivered successfully. Within this governance it is set out how the stakeholders will work with the design team. Maison de Ville initial phase and has shown that the governance does work.

Care Home Stakeholders comprises; Human Resources Manager & Director, the two Care Home managers, Parish Community Visitor, Technical & Environmental services Director and Manager.

Nursery Stakeholders comprises; Human Resources Manager, Parish Nursery coordinator, Education, Sport & Culture - Manager for Child Care Registration, Technical & Environmental services Director and Manager.

Steering group comprises of; Connétable, Procurers du Bien Public, Board of Directors, HR Manager, T&E Manager, Heads of Home – St Ewolds & St Helier House, Nursery coordinator and Parish Community visitor

The advice and assistance of the above groups has been critical in order to agree the strategy and steer the design of the new Maison de Ville for Parishioners approval.

15. Why is St Ewolds not included in this presentation?

The Parish has been concentrating its efforts on Maison de Ville, as the building is now closed and leaving a derelict site is not good management.

St Ewolds is in the forefront of the Parishes mind and this project would be undertaken in sequence. There are various issues that the Parish will need to address with St Ewolds and at this stage it is too early to present proposals. St Ewolds will form part of phase 2 of the Homes Development Strategy.

The original costing for St Ewolds had assumed that minimal work would need to be undertaken to the existing building, however it is evident from the amount of maintenance that is required that some investment will be needed on the building. i.e. the windows, heating, render, ventilation, upgrading the existing lifts to modern safety standards and improving thermal efficiency will all now form part of the brief for St Ewolds.

Parish are not committed to building the new block of care flats at St Ewolds, if it is demonstrated that the uptake of the flats at Maison de Ville is not as anticipated.

The Parish are hopeful to include the block of flats as it feels that this would subsidise the redevelopment of St Ewolds. However further details will be presented at a separate Assembly specifically for St Ewolds.

16. How will you keep parishioners, residents and staff notified of progress?

The Parish would intend to keep parishioners and stakeholders updated via the Parish website and the Town Crier. Regular updates will be publicised wherever possible.



Redevelopment of Maison de Ville



**Provision of 29 care-flats, 60 place day nursery
and 23 space underground parking.**

Questions and answers



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PARTNERSHIP
PROJECT MANAGEMENT



Background history

History of the Masion de Ville project;

- **31 March 2008;** Assembly had agreed to the building and purchase of a new Home at Westmount Quarry at a cost of £9m.
- **6 July 2011;** Assembly agreed to reverse the decision to purchase the new Home at Westmount Quarry based on professional advice on the unsuitability of the proposed building and the greatly increased cost of building it to a new acceptable high specification.
- **26 October 2011;** Assembly approved that the Parish purchases the freehold land to the southern end of Maison de Ville that the Parish leased from Jersey Water as the residents garden and car park. The cost of the land was as approved at the Assembly in the sum of £500,000, with funds from the Building Reserve fund.
- **11 July 2012;** Assembly approved that the Parish should redevelop its residential homes at Maison de Ville and St Ewolds and to authorise the Connétable and Procureurs du Bien Public to invest up to £15m in the development of these homes and associated nursery facilities subject to approval of the final scheme by the Parish Assembly.
- **31 July 2013;** Assembly approved that the Parish votes appropriate funds to proceed with the Compulsory Purchase of a private lane joining Upper Clarendon Road and La Pouquelaye, and to request the Assembly to approve a plan of the land to be acquired. This is the lane immediately in front of Maison de Ville .

Questions and answers

1. What are Extra Care flats?

There comes a time in life when a bit more security and help is needed, but you don't want to sacrifice your independence in order to get a little extra care. The flats at Maison de Ville will allow people to enjoy the freedom to stay in their own home and have control over their finances but also benefit from available care facilities offered by the Parish.

Extra care housing appeals to people who like company and need the reassurance of knowing that support and help with personal care and meals are available now or in the future but also want the security and privacy of their own home with their own front door. It is particularly useful for couples who have different needs. Extra care housing can sometimes offer a good alternative to a care home.

Extra Care flats are sometimes known by other names such as close care, very sheltered housing, assisted living, or easy living. The Flats are designed for people who need some personal care or other type of support but are able to live safely on their own.

The flats are designed for people 55years old or over and looking for some assistance, however it is also available to people who do not have any care needs presently.

Preference would be given to parishioners of St Helier to occupy the flats.

2. Why demolish the existing building?

When the original schemes were presented to Parish Assembly, it was at a very early stage and ball park figures had been put together. Since the Parish Assembly, more detailed analysis was undertaken of Maison de Ville and it became evident that the option of refurbishing the existing building would not be the economical way forward. It was also apparent that in order to fit a Nursery on the site, the building would need to encroach onto the recently bought ex. waterworks strip of land, which would mean that parking and amenity space would be compromised.

The existing building also has a major disadvantage due to its orientation and very limited views. In order to bring the building up to modern standards would require losing floor space for the proposed apartments which would make the apartments smaller. The design, structure and layout of the existing building is not conducive to easy conversion and would not provide acceptable accommodation.

Parking and nursery parents drop off would have been a major problem with keeping the existing building. Therefore there is very little option but to demolish the building. With the height restriction in place, the Architects have managed to add an additional floor level which makes the reconstruction option viable.

3. What assurances will you put in place to ensure that you stay within budget?

Once the budget has been agreed the Parish will work in strict accordance to this budget, only in the event of unforeseen hidden issues would the Parish go back to an assembly for reconsideration. This cannot be done until the final design is approved by the Planning authority.

4. What are care packages?

Care packages provide the support and help that is required for individuals to live independently, the Care Package could be as simple as washing up dishes, changing bandages, house keeping all the way to nursing care.

Care and support plan packages are assessed according to individuals needs in their homes. Extra care packages include personal care and support for people to maintain their daily living skills to enable them to maintain their independence.

The Parish have the option of either providing the care themselves or assisting the individuals to obtain care and assistance from external agencies.

The Parish are in a fortunate position in employing highly qualified, experienced and motivated care teams.

The flats are primarily designed for members of our community who require some minimal care, in order for the individual to maintain their independence without the need to move to a residential home or nursing home.

5 Why is the Parish using UK consultants?

The Parish wanted to ensure that the main consultants on this project are experienced in Care Village design. AWP Partnership and KWL Architects are renowned Care Village and Care Home specialist and undertake substantial work throughout the UK and Ireland. Their experience and knowledge in the Care sector is outstanding and with a multitude of awards to their names.

Jersey does have a wealth of experienced and talented architectural practices, however the design of a Care Village to the specification that AWP & KWL produce is a relatively new concept in Jersey and when moving to Dementia and specialist care this required consultants who have proven track records in this field which AWP & KWL have demonstrated.

The Parish had to ensure it had the correct team in place. AWP & KWL have offered the Parish excellent rates that provide a turnkey service, which is usually provided at a considerable premium.

AWP Partnership are providing the Parish with a turnkey service, which in basic terms mean that when the development is completed, the Parish and potential purchaser will be provided with a ready to move in flat with all fixture and furnishings fully fitted.

6. Are the Parish using any other UK consultants?

The Parish are adamant that local specialist companies will be given the equal opportunity to work on this project and there are a number of key roles, such as Structural Engineer, Mechanical & Electrical Consultant and contractors who will be required throughout this project. The main building contract will be undertaken by a local building company.

There will be specialist items that would require a UK specialist supplier/contractor to come over; however this would be kept to a minimum as the Parish intends to provide local companies with an opportunity to work on this exciting project.

7. What is the anticipated programme for undertaking Maison de Ville?

If approval is granted by Parish Assembly, the Parish are proposing the following provisional programme;

- Planning submission – June 2014
- Tender stage – November 2014
- Commence on site – February 2015
- Completion – September 2016

8. Have you consulted with States of Jersey Planning department?

The proposed plans have been discussed with planning officers from the States of Jersey Planning & Environment Department and with a regulator from States of Jersey Nurseries Registration Unit, in order to ensure the development will meet the highest standards.