

# **Residential Homes Redevelopment**

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**For consideration by  
the Parish Assembly  
on 11 July 2012**

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**PARISH of ST HELIER**

**P.03/2012**



# PROPOSITION

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

- to approve a recommendation of the Connétable and Procureurs du Bien Public 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 once planning permission has been obtained.
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## REPORT

### Summary:

- The Parish intends to continue with its current strategy of providing high quality care for the elderly through the provision of residential accommodation at a price that will remain affordable to the average parishioner, thereby providing future assurance of care for parishioners and their dependents.
- The proposed strategy intends to achieve this without a need to increase the Parish Rate.
- Continuation of this strategy requires the development of two of the existing Parish residential homes at a projected cost of up to £15m although the net cost could be as low as £5m if care apartments are sold. The Parish will seek to ensure at all times that parishioners receive an acceptable return on all monies spent.



## **Proposals:**

The Parish has pursued a policy of providing high quality care at an affordable price for the elderly of the Parish and wider Island community for over 40 years. To this end, it runs three highly regarded residential care homes, St Helier House, Maison de Ville and St Ewolds, which jointly provide 172 beds, of which 80% are occupied by St Helier parishioners who are not self-funders.

In recent years it has become apparent that Maison de Ville is increasingly less able to meet modern care home regulation standards with no real possibility of upgrading. As a result, the Parish has been examining options for that site and the need to continue with its care home strategy. Previously the Assembly had agreed to the building and purchase of a new Home at Westmount Quarry at a cost of £9m; however, it was agreed by a Parish Assembly held on 6 July 2011 to reverse this decision 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.

Having rejected the Westmount scheme and having carefully considered a number of possibilities, the Parish is recommending the following strategy:

1. Redevelop St Ewolds to provide accommodation for 40 additional residents plus 23 retirement apartments. This will be achieved by relocating the existing Avranches Nursery from its current location at St Ewolds. The new units and apartments will be used for current Maison de Ville residents and also for new residents.
2. Redevelop the Maison de Ville site to provide 15 retirement apartments on the top three floors, available for purchase at open market prices to elderly residents meeting pre-determined criteria. Furthermore, the ground floor will include a nursery to replace that lost at St Ewolds.
3. While the development is in progress, relocate Avranches Nursery to a temporary location.

Plans for these proposed developments have been developed with the close cooperation and expert advice of Andrew Wilson Partnership, one of Britain's leading care home professional practices and also in full consultation with all relevant stakeholders.

The estimated capital cost of these developments is £15m. Professional advice indicates that if all of the proposed retirement apartments were to be sold, the sales revenue would be £9m leaving a net capital cost of £6m, which will be funded from the Parish's existing Building Reserve. If some of the apartments were retained for rental then it is anticipated that up to £5m would be borrowed as a 20 year Bank loan, being repaid out of rental income.

It is anticipated that the retirement apartments that are sold will be priced at the prevailing market value. They will only be available for sale to the elderly. To protect the equity of the resident and family there will be a Buy Back Provision by the Parish which will also ensure that the Parish maintains the development as retirement apartments.

The projected timescale for these redevelopments is to start in 2012 and complete by 2015. Provisional plans have been discussed with planning officers from the States Department of the Environment, and with regulators from the States Homes and the Nurseries Registration units, in order to ensure the development will meet the highest standards.

The Parish, as previously approved by a Parish Assembly on 26 October 2011, will acquire immediately from the Jersey Water Company land adjacent to Maison de Ville in order to improve on-site additional parking and access facilities. This land, which is valued at £0.5m, is essential to maximise the development of Maison de Ville.

### **Justification:**

The demand for a range of residential care options for the elderly is rapidly increasing due to increasing life spans and the greater expectations of those who have passed retirement age. Over the years the Parish has demonstrated its expertise in the area by the provision of three residential care homes that are widely regarded as among the best in the island at an affordable price to St Helier parishioners, who currently occupy most of the beds. The Parish is ideally placed to meet the increasing needs of its elderly.

With Maison de Ville the Parish is faced with the choice of reducing the amount of care beds available for parishioners or seeking to maintain its existing level of residential care capacity. The Maison de Ville site is currently protected by a covenant which means that it cannot be utilised for anything but a community care facility. The proposed development ensures that the site remains in use for senior citizen housing, as well as providing a pre-school nursery.

The site at St Ewolds is a prime location for the provision of additional residential care beds, both low dependency and high dependency.

The Parish will work with all necessary agencies to ensure the proposed developments meet the expectations for current and future care in the Island, ensuring that by meeting these needs the new facilities will be fully occupied to ensure a good return on investment.

The Parish Assembly is asked to approve plans to invest up to £15m in the redevelopment of its residential care homes and nursery.