

# **Redevelopment of Maison de Ville**

**TRANSFER OF THE SITE AND BUILDINGS TO A NEWLY  
FORMED COMPANY, PATRICK FREELEY HOUSE  
LIMITED, FOR THE SUM OF £1,000,000**

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**For consideration by the Parish Assembly  
on 17 December 2014 at 7.00pm**

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**PARISH OF ST HELIER**

**P.10/2014**



## **PROPOSITION**

**PARISHIONERS** are asked to take into consideration and if deemed advisable to approve a recommendation of the Connétable and Procureurs du Bien Public, following the Assembly's approval of a Homes Strategy (P.3/2012) on 11 July 2012 and the Assembly's approval on 30 July 2014 of the plan to build 29 Care Apartments and a 60 place Day Nursery, to transfer the ownership of the site and buildings known as Maison de Ville (including the adjoining car park and gardens to the south), to a newly formed company, Patrick Freeley House Limited, for the sum of £1,000,000 (one million pounds). The shares in the company will be 100% owned by the Parish.

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## **REPORT**

### **Summary**

On 11 July 2012, the Assembly approved the recommendations that the Parish should redevelop its residential homes at Maison de Ville and St Ewolds and authorised the Connétable and Procureurs du Bien Public to invest up to £15m in the development of these homes, subject to approval of the final scheme by the Parish Assembly (Projet P.3/2012).

The Parish Assembly on 30 July 2014 approved the latest plans to build 29 Care Apartments and a 60 place Day Nursery.

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 parishioner, thereby providing future assurance of care for parishioners and their dependents.

### **Proposals**

In order to be able to sell most of the 29 Apartments, our lawyers have advised that "share transfer sales" would be the best way to proceed.

So it is proposed to set up the new Company and transfer the site and buildings in December 2014 (before Planning Consent is issued, as this will optimise the amount of Stamp Duty due). The valuation has been provided by a qualified surveyor.

Plans for the proposed development of Maison de Ville have been developed with the close co-operation and expert advice of Andrew Wilson Partnership and KWL Architects, two of Britain's leading care home professional practise and also in full consultation with all stakeholders.

### **Justification**

Our Lawyers advise that the transferring of the land into a Company at this early stage is the best alternative, as there is a 60 place Day Nursery being constructed for retention by the Parish as well as the construction of the Care Apartments, most of which will be sold. It is for this reason that "share transfer sales" would be the most appropriate alternative.

### **Funding & Costs**

Our Lawyers advise that this transfer of land will not require a physical transfer of £1,000,000 from the Company to the Parish, and instead this will be dealt with by the appropriate accounting entries. The proceeds from the sale of the apartments and the cost of the development will all be borne by the Parish. The conveyance and legal fees and the cost of setting up the Company will be in the region of £8,000. The cost of the Stamp Duty will be £22,100.