

# STATES OF JERSEY



## **DRAFT SOCIAL HOUSING (TRANSFER) (JERSEY) REGULATIONS 201- (P.58/2014): AMENDMENT**

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**Lodged au Greffe on 20th May 2014  
by the Minister for Housing**

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**STATES GREFFE**

DRAFT SOCIAL HOUSING (TRANSFER) (JERSEY) REGULATIONS 201-  
(P.58/2014): AMENDMENT

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**1 PAGE 19, PREAMBLE –**

In the preamble, for the word “Regulations” where it first appears substitute the word “Articles”.

**2 PAGE 20, REGULATION 2 –**

In Regulation 2, for the words “registered on XXX under registration number XXX” substitute the words “registered on 13th May 2014 under registration number 115713”.

**3 PAGE 23, REGULATION 5 –**

In Regulation 5 –

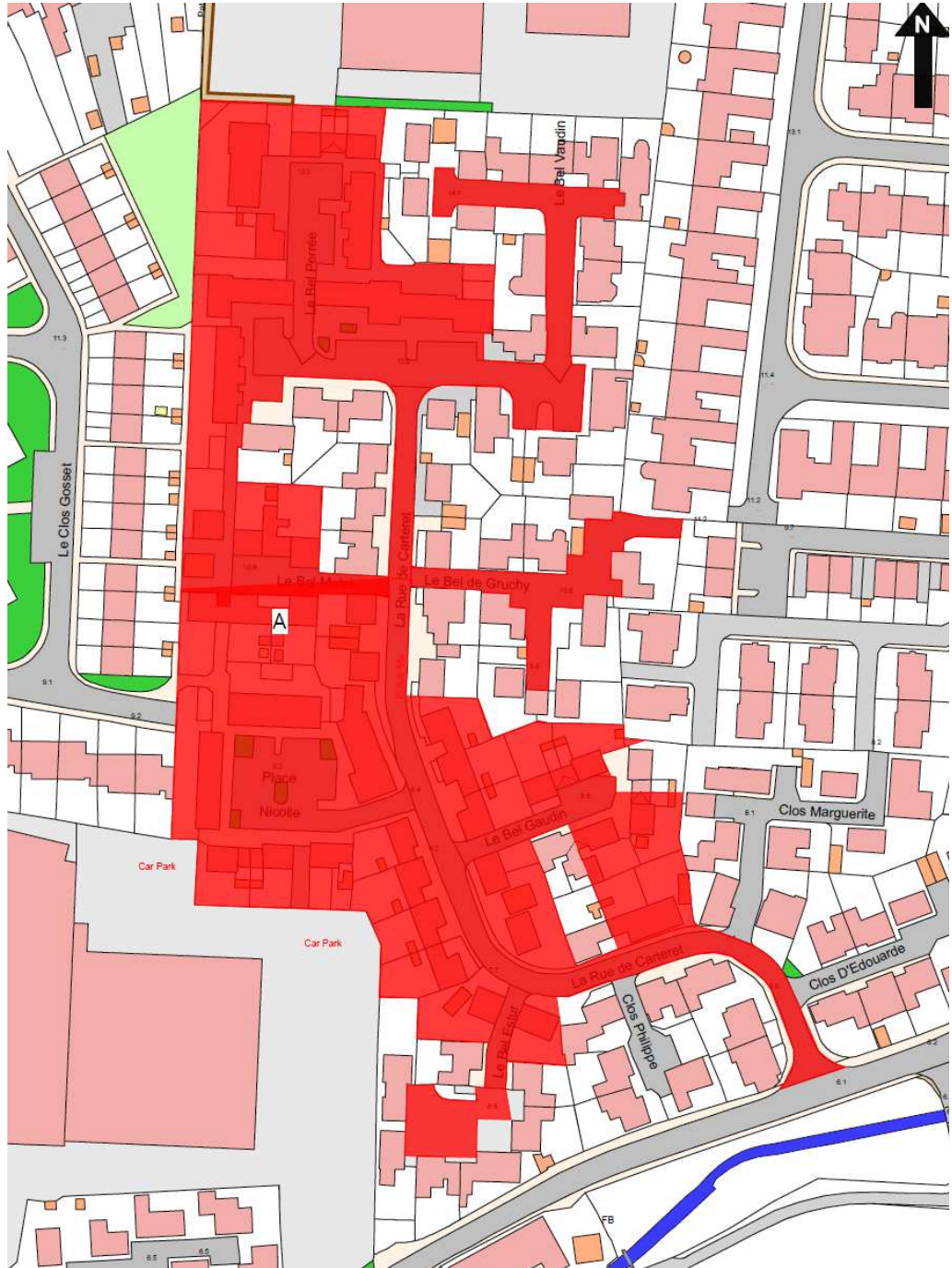
- (a) in paragraph (10) for the words “this Schedule” substitute the words “Schedule 1”;
- (b) in paragraph (12)(b) for the words “Schedule 1” substitute the words “this Article”;
- (c) in paragraph (13) for the words “paragraph (12)(a)” substitute the words “paragraph (12)”;
- (d) in paragraph (17) after the words “right under” insert the words “this Article or”.

**4 PAGE 25, SCHEDULE 1, PART 1 –**

In Schedule 1, Part 1 –

- (a) after paragraph (2)(c)(i) insert –
  - “**(ii)** 6 Bel Gaudin dated 25th April 2014 (PR 1329/672),”,  
and re-number accordingly;

- (b) for the plan immediately under the heading “Bashfords” substitute the following plan –



**5 PAGE 34, SCHEDULE 1, PART 3 –**

In Schedule 1, Part 3, in paragraph (2)(d)(xiv) for the word “January” substituted the word “February”.

**6 PAGE 36, SCHEDULE 1, PART 4 –**

In Schedule 1, Part 4 –

(a) after paragraph (2)(d)(i) insert –

“(ii) No. 5 dated 4th April 2014 (PR 1329/144),” and re-number accordingly;

(b) for the plan under the heading “Grasett Park” substitute the following plan –





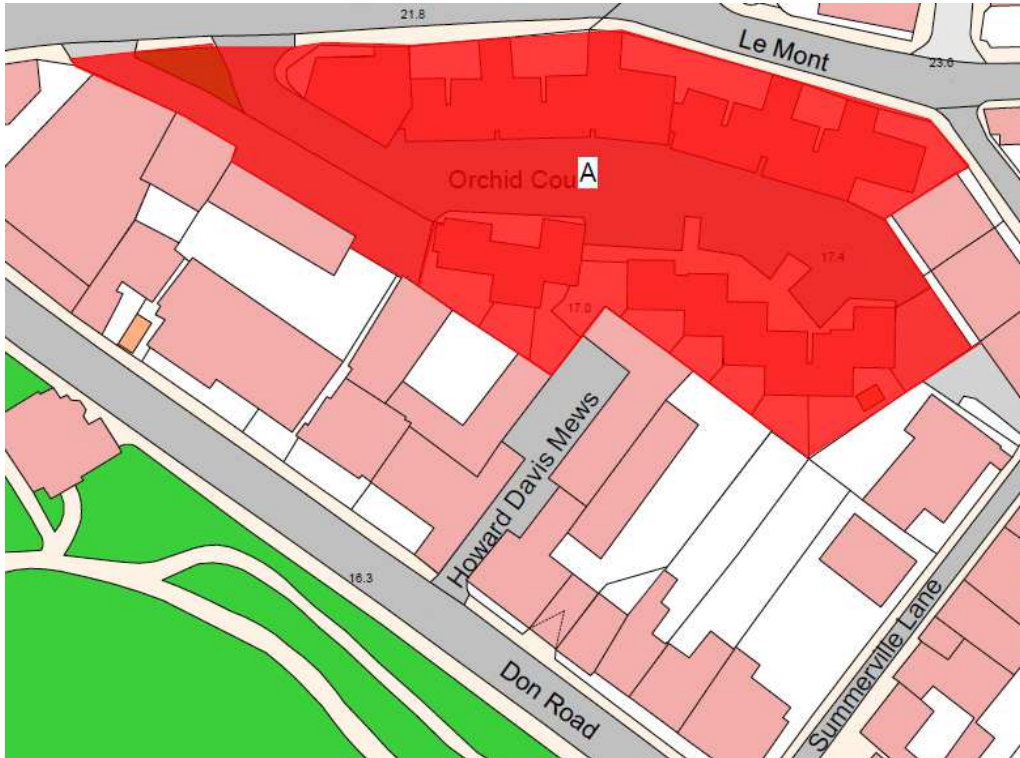
**7 PAGE 52, SCHEDULE 1, PART 9 –**

In Schedule 1, Part 9, for the plan immediately under the heading “De Quetteville Court” substitute the following plan –



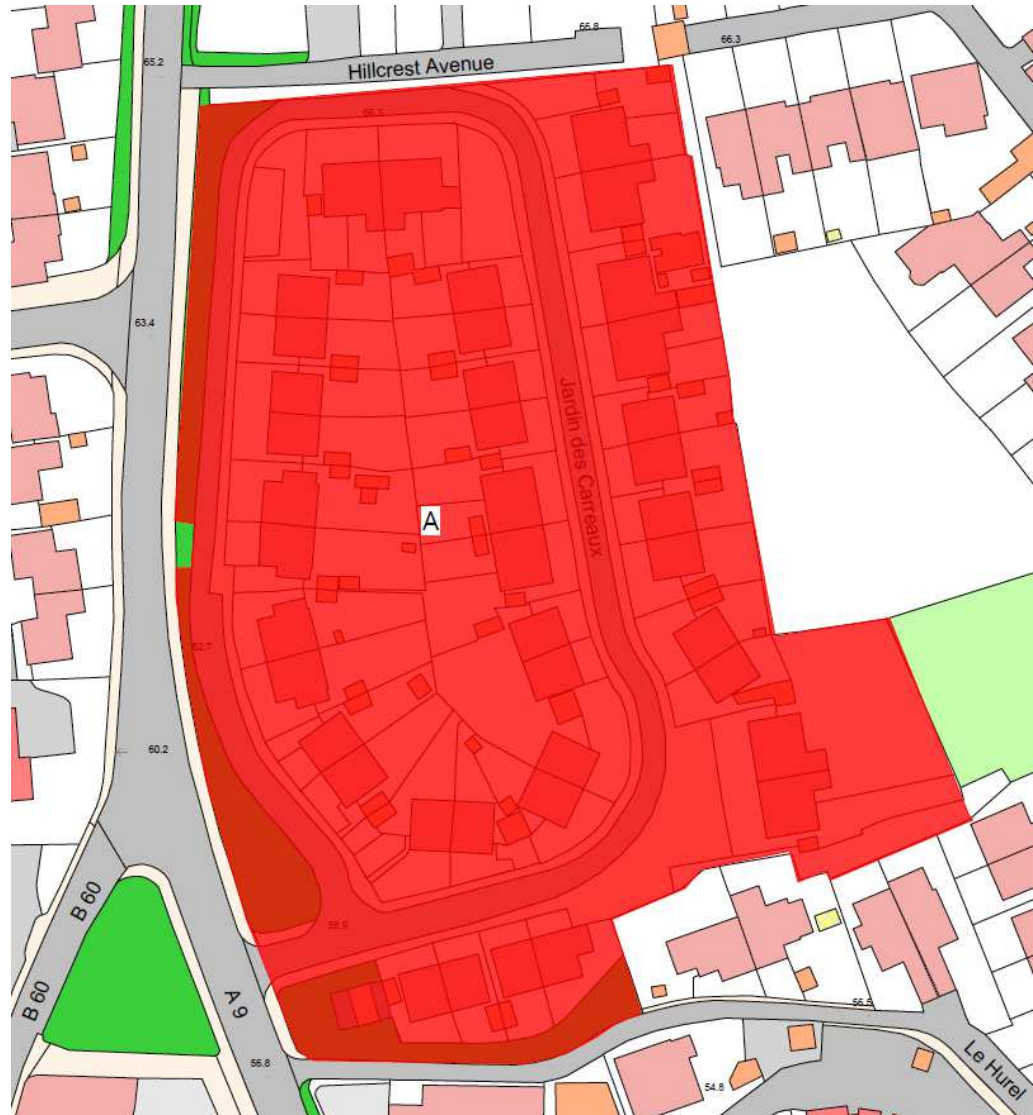
**8 PAGE 67, SCHEDULE 1, PART 18 –**

In Schedule 1, Part 18, for the plan under the heading “Orchid Court” substitute the following plan –



**9 PAGE 92, SCHEDULE 1, PART 31 –**

In Schedule 1, Part 31, for the plan under the heading “Le Jardin des Carreaux” substitute the following plan –



**10 PAGE 157, SCHEDULE 1, PART 87 –**

In Schedule 1, Part 87 –

(a) in paragraph (1)(b) delete the words “Contracts of Purchase and”;

(b) for paragraph (2) substitute the following paragraphs –

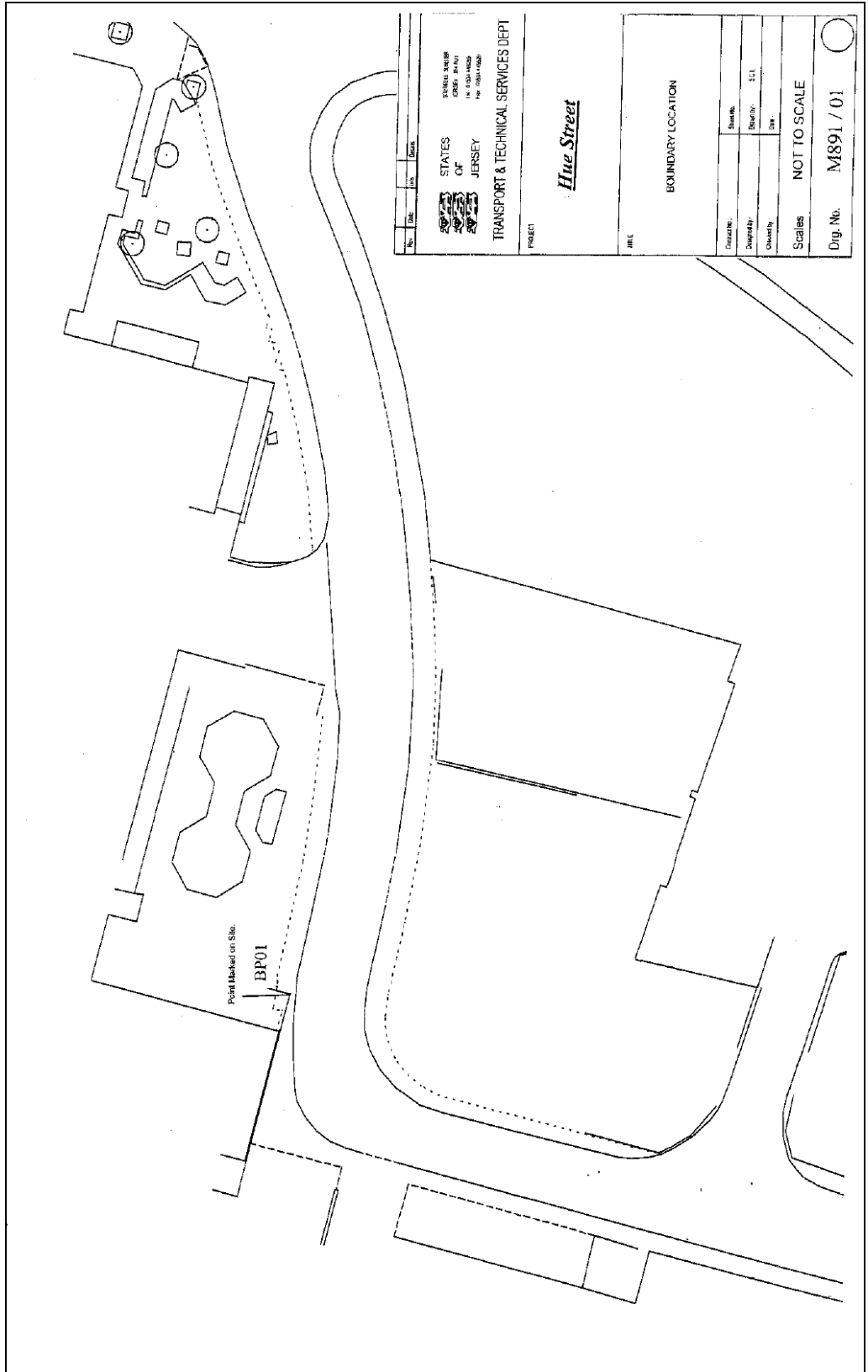
“(2) The boundaries of the Property and all rights attaching thereto are as set out in –

(a) the Contracts of Purchase;

(b) the Acts of the Royal Court;

- (c) the following contracts –
    - (i) Contract of Exchange and counter exchange dated 14th July 1978 (PR 690/583), and
    - (ii) Deed of arrangement dated 18th December 1998 (PR 1067/296); and
  - (d) paragraphs (3), (4), (5) and (6).
- (3) The boundary line separating the Property from the road and pavements known as “Hue Street” retained by the Public is a line taken from the south-east corner the most southerly of the brick edging at ground level of the bricked walkway forming part of the Property which links Hue Street with Old Street in a northerly direction following the eastern face of the brick edging until reaching the southern gable of the block of apartments the most westerly of the two high rise apartment blocks forming part of the Property.
  - (4) From this point the line follows the southern face of the southern gable of the block of apartments in an easterly direction until reaching the south-east corner of the southern gable of the block of apartments.
  - (5) From the latter corner the line is taken in an east-south-easterly direction until reaching the imaginary point shown as BP01 on the boundary location plan bearing the reference M891/01 in this Part and described in the Table in this Part. From this imaginary point the line is then taken in an east-north-easterly direction until reaching the south-east corner of the most easterly of two drainage covers then in a northerly direction following the eastern side of the most easterly of the two drainage covers and continuing on the same alignment until reaching the back edge of the tarmacked pavement forming part of Hue Street.
  - (6) From this point the line follows the back edge of the tarmacked pavement in an easterly direction until reaching the south-east corner of the wall to the west of the entrance to the basement parking area forming part of the Property. The line is then taken from the latter mentioned south-east corner of the wall in an easterly direction until reaching the back edge of the tarmacked pavement on the eastern side of the entrance to the basement parking area forming part of the Property. From this point the line follows the back edge of the tarmacked pavement forming part of Hue Street in a north-easterly direction until reaching Dumaresq Street.”.
- (c) after the plan under the heading “Hue Court” insert the following plan and Table –





**“Table**

<b>Property known as Hue Court, Hue Street, St. Helier</b>			
<i>Co-ordinate and Descriptive Definition of the Boundary Points.</i>			
The following co-ordinate listing and descriptions apply to boundary location plan M891/01. The boundary point has co-ordinates currently used in Jersey Map Grid System 2004.			
The following coordinates represent the boundary point.			
Point No.	Easting	Northing	Description
BP01	41934.65E	65667.44N	Boundary point situated on the public footpath directly below the South Eastern corner of the overhang of Hue Court Flats.”

**11 PAGE 182, SCHEDULE 1, PART 104 –**

In Schedule 1, Part 104 –

- (a) in paragraph (1)(b) for the word “(PR 450a/52)” substitute the word “(PR 450A/52)”;
- (b) in paragraph (1)(c) for the word “(PR 453c/263)” substitute the word “(PR 453C/263)”.

**12 PAGE 182, SCHEDULE 1, PART 105 –**

In Schedule 1, Part 105, in paragraph (1), for the word “(PR 435a/206)” substitute the word “(PR 435A/206)”.

**13 PAGE 185, SCHEDULE 1, PART 107 –**

In Schedule 1, Part 107, in paragraph (1), for the word “(PR 449c/2)” substitute the word “(PR 449C/2)”.

**14 PAGE 196, SCHEDULE 1, PART 116 –**

In Schedule 1, Part 116 –

- (a) in paragraph (1)(a)(ix) for the word “(PR 545/044)” substitute the word “(PR 545/44)”;
- (b) delete paragraph (1)(a)(xiv), and re-number accordingly;
- (c) delete paragraph (1)(b) and the word “(“Lease”),” and re-number accordingly.

**15 PAGE 211, SCHEDULE 1, PART 128 –**

In Schedule 1, Part 128, in paragraph (2)(b) for the word “2008” substitute the word “2007”.

**16 PAGE 216, SCHEDULE 1, PART 133 –**

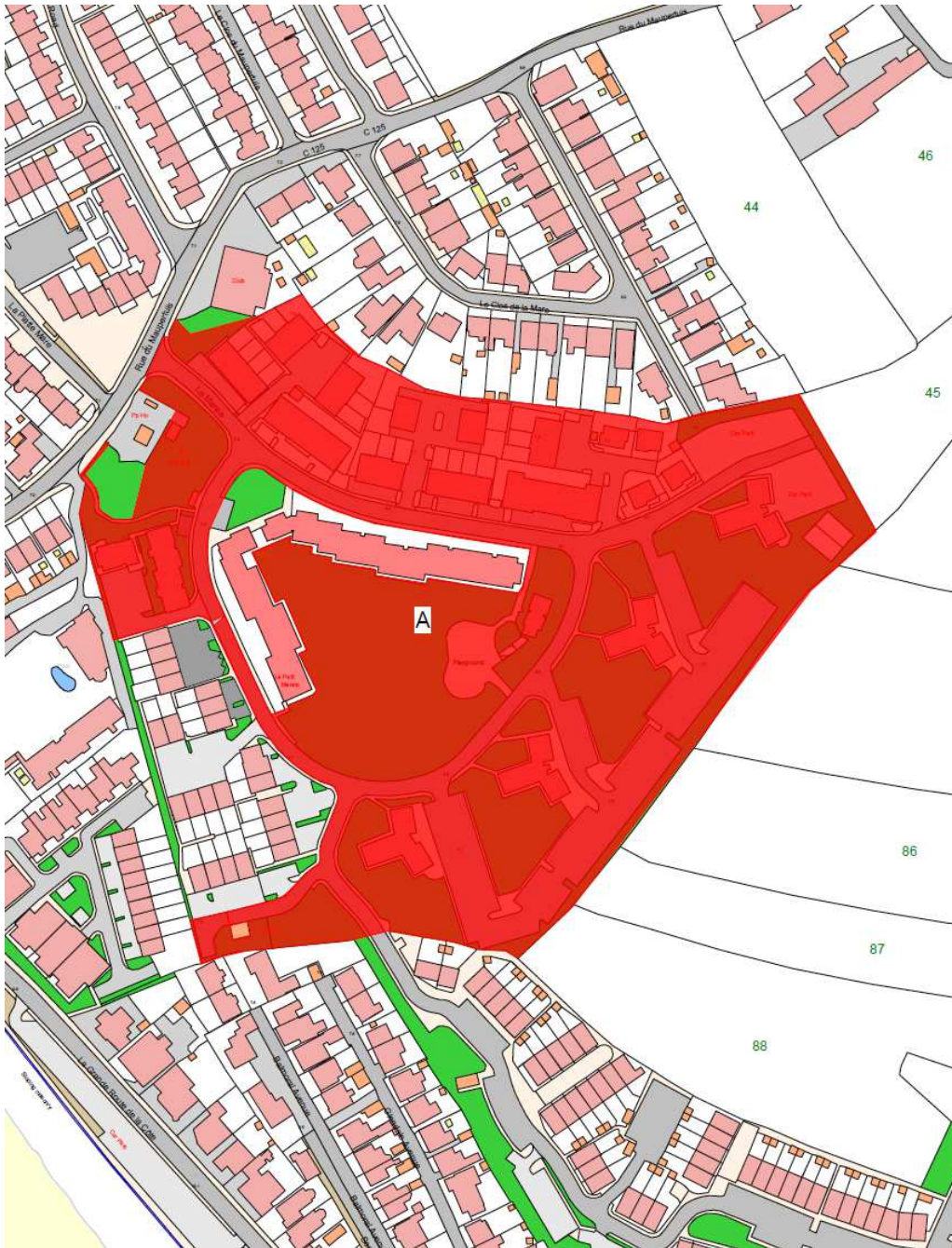
In Schedule 1, Part 133 –

- (a) in paragraph (1)(a) for the word “(PR 467c/267)” substitute the word “(PR 467C/267)”;
- (b) in paragraph (1)(b) for the word “(PR 477c/162)” substitute the word “(PR 477C/162)”.

**17 PAGE 241, SCHEDULE 1, PART 143 –**

In Schedule 1, Part 143 –

- (a) in paragraph (2)(c)(ix) for the word “(PR 1201/76),” substitute the word “(PR 1201/716),”;
- (b) in paragraph (2)(c)(xvii) for the word “(PR 1202/161),” substitute the word “(PR 1202/61),”;
- (c) in paragraph (2)(c)(xxiv) for the word (PR 1203/338),” substitute “(PR 1203/338); and”;
- (d) delete paragraph 2(c)(xxv), and re-number accordingly;
- (e) for the plan immediately under the heading “Le Marais, La Sellière Court, Les Hinguettes and Les Petites Hinguettes” substitute the following plan –



**18 PAGE 261, SCHEDULE 1, PART 150 –**

In Schedule 1, Part 150, in paragraph (2)(b), for the word “2013” substitute the word “2014”.

**19 PAGE 269, SCHEDULE 1, PART 154 –**

In Schedule 1, Part 154 –

- (a) at the end of paragraph (2)(b) add the word “and”;



- (b) in paragraph (2)(c), for the words “(PR 1235/781); and” substitute the word “(PR 1235/781).”;
- (c) delete paragraph (2)(d).

**20 PAGE 306, SCHEDULE 1, PART 168 –**

In Schedule 1, delete Part 168.

**21 PAGE 308, SCHEDULE 2, PART 1 –**

In Schedule 2, Part 1 –

- (a) in the entry for 10 La Cambrette delete the word “1237/309”;
- (b) delete the entries in all 3 columns in respect of the following properties –  
5 La Sellière;  
16 La Sellière.

**22 PAGE 310, SCHEDULE 2, PART 2 –**

In Schedule 2, Part 2 –

- (a) for the word “Grasset” wherever it appears substitute the word “Grasett”;
- (b) after the entry relating to 2 Grasett Park insert the following entry –

“5 Grasett Park	4 April 2014	146/98”
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- (c) in the entry relating to 54 Grasett Park for the reference in the 3rd column substitute the reference “145/837”;
- (d) after the entry relating to 3 Bel Gaudin (Bashfords) insert the following entry –

“6 Bel Gaudin (Bashfords)	25 April 2014	146/211”
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- (e) after the entry relating to 85 La Providence add the following entry –

“108 Clos des Sables	25 April 2008	130/197”.
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MINISTER FOR HOUSING

## **REPORT**

### **Background**

P.58/2014 – the Draft Social Housing (Transfer) (Jersey) Regulations 201- (“the Regulations”) were lodged for debate by the States on 24th April 2014.

The Regulations require amendment to –

1. confirm the company registration number and registered date of Andium Homes Limited;
2. update the wording of Regulation 5 in respect of reciprocal rights between the States and Andium Homes Limited;
3. update the property and contract Schedules (Schedules 1 and 2 respectively) principally to reflect asset sales that have taken place since P.58/2014 was lodged, but also to correct minor typographical errors.

To ensure that P.58/2014 (as amended) can be debated on or after 4th June 2014, the necessary amendments to the Regulations need to be lodged by 20th May 2014. The Draft Social Housing (Transfer) (Jersey) Regulations 201- (P.58/2014): amendment, has been prepared for that purpose.

### **Draft Amendment to Regulations**

An amendment is necessary to the Preamble to the Regulations on page 19 to correct the wording.

A proposed amendment to Regulation 2 confirms that Andium Homes Limited was registered on 13th May 2014 and has the company registration number 115713.

Four minor amendments are required to Regulation 5 to improve the wording.

### **Draft Amendment to Schedule 1**

Amendments are required to Schedule 1 to delete properties which have been sold by the Public since P.58/2014 was lodged. As a consequence, a number of plans showing the assets to be transferred will also be updated. These properties to be deleted from Schedule 1 are 6 Le Bel Gaudin and 5 Grasett Park.

The date in 2(d)(xiv) of Part 3 of Schedule 1 needs to be amended for accuracy.

The plans at Parts 9 and 18 of Schedule 1 are updated to more accurately reflect the land to be transferred.

The plan at Part 31 of Schedule 1 showing land to be transferred at Le Jardin des Carreaux is updated to accurately show that the Bus Shelter on Queen’s Road is not being transferred to Andium Homes Limited.

An amendment is necessary to the description of the land at Hue Court, St. Helier, Part 87 of Schedule 1, to create a new boundary towards Hue Street, which will be retained by the Public.

Part 116 of Schedule 1 is to be amended to remove a duplicative reference to a contract, and to remove reference to a Wayleave Contract with the JEC which is not relevant in respect of title.

An amendment is necessary to the description of land at Le Marais to allow a parcel of land forming part of Le Marais to be retained by the Public for proposed onward disposal to the Eastern Good Companions Club, at a future time. The Plan is amended accordingly.

An amendment is required to Part 154 of Schedule 1 in respect of land at Lesquende, St. Brelade to improve the wording and to remove reference to an anticipated contract with Jersey Electricity plc. (JE) which will not now be entered into between the Public and JE.

Part 168 of Schedule 1, relating to property at Harbour Lights, Gorey Hill, is to be deleted. It is anticipated that the property will be sold on 23rd May 2014 and will not therefore be available for transfer ([R.44/2014](#) refers).

Other amendments to Schedule 1 correct typographical errors.

### **Draft Amendment to Schedule 2**

Schedule 2 contains details of all the deferred payment bonds currently registered in favour of the Public, following the sale by the Public of properties on the Housing Department's Deferred Payment – Affordable Housing Scheme. Other than to attend to minor typographical errors, amendments to Schedule 2 are required for 3 reasons –

1. To add details of additional Deferred Payment Bonds registered since P.58/2014 was lodged; these are in respect of the sales of –
  - (a) 5 Grasett Park
  - (b) 6 Bel Gaudin
2. To remove references to Deferred Payment Bonds contained within Schedule 2 which have been repaid in full; these are –
  - (a) 5 La Sellière
  - (b) 16 La Sellière
3. To add details of one deferred payment bond relating to 108 Clos des Sables, which was incorrectly omitted from Schedule 2.

### **Financial and manpower implications**

The financial and manpower implications of the proposals were all set out in the Full Business Case, [R.15/2013](#), which accompanied [P.33/2013](#) (The Reform of Social Housing).