

SIMLA, JANVRIN ROAD, ST. HELIER

**Lodged au Greffe on 17th November 1998
by the Planning and Environment Committee**



STATES OF JERSEY

STATES GREFFE

175

1998

P.234

Price code : A

PROPOSITION

THE STATES are asked to decide whether they are of opinion -

- (a) to authorise the purchase, on behalf of the public, from Mrs. Ella Mavis De Ste Croix, née Buckingham, of the property known as Simla, Janvrin Road, St. Helier (as shown hatched on Drawing No. 594/1) for a consideration of £170,000 (one hundred and seventy thousand pounds) with each party being responsible for its own legal costs in respect of the transaction;
- (b) to authorise the granting of a licence (free of charge) by the public to Mrs. Ella Mavis De Ste Croix for her continued occupation of the said property, from the date of passing contract before the Royal Court for the acquisition of the property, and this until such time as she shall vacate the property which, in any event, shall be no later than the 30th September 1999;
- (c) to authorise the Attorney General and the Greffier of the States to pass and to sign, as appropriate, on behalf of the public, any contracts and other agreement which it might be found necessary to pass and to sign in connection with the said acquisition.

PLANNING AND ENVIRONMENT COMMITTEE

Note: The Finance and Economics Committee supports the proposed acquisition of Simla, which is to be funded from States Cash Balances. The acquisition should enable more rational use to be made of the site.

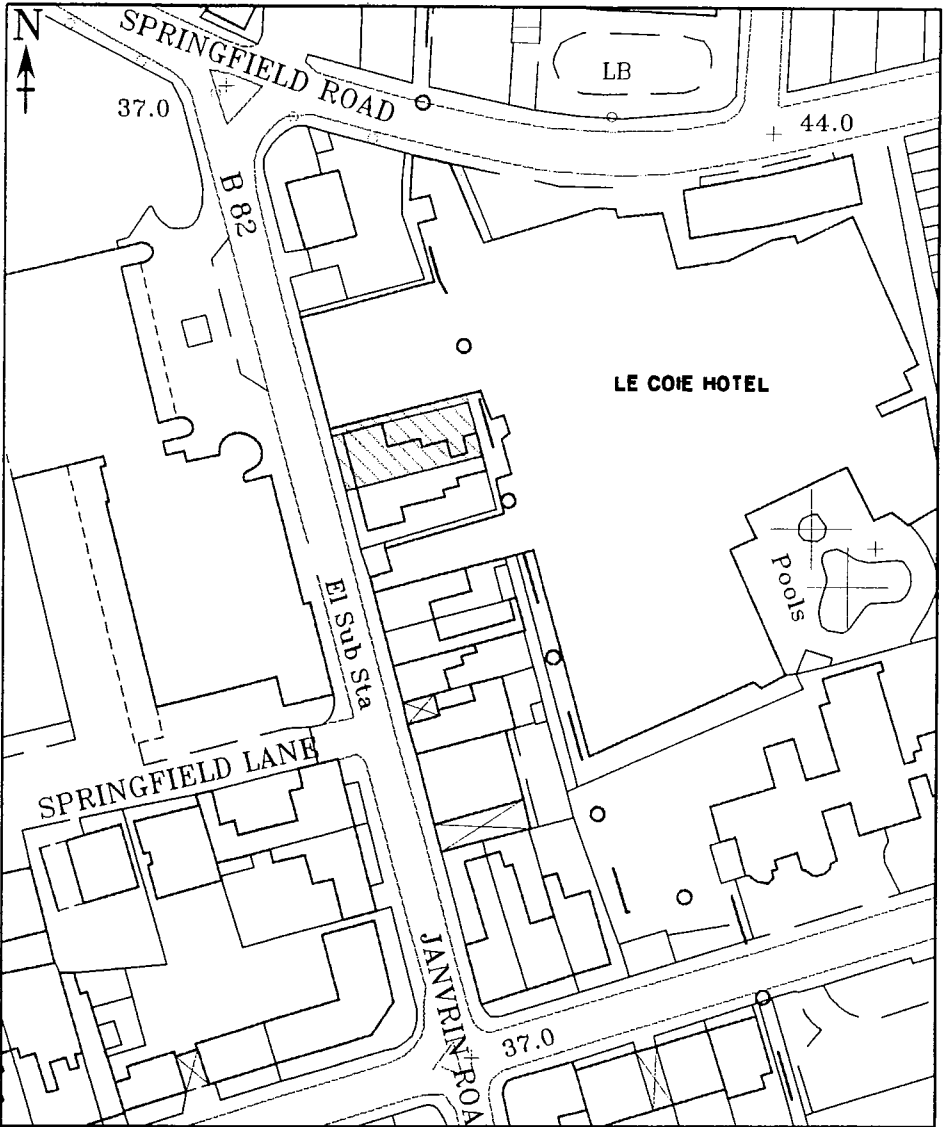
REPORT

On 6th October 1998, the States authorised the purchase of Le Coie Hotel, Janvrin Road, St. Helier, for the purpose of redeveloping the site as social rented housing within the urban area of St. Helier.

Within the area of the hotel bounded by Janvrin Road and Springfield Road there is a semi-detached, two-storey four-bedroomed Victorian property known as Simla, which is in separate ownership. Whilst not essential, the acquisition of the property would provide for a more orderly and rational development of the Le Coie Hotel site, with a slightly increased yield.

Following negotiations, agreement has been reached with the owner, Mrs. Ella Mavis De Ste Croix, for the purchase of the property for £170,000 (one hundred and seventy thousand pounds) with each party being responsible for its own legal fees in respect of the transaction.

As part of the agreement to sell, the owner will be allowed to continue occupying the property under the terms of a licence agreement (and this free of charge) whilst her new home is being refurbished and redecorated. Vacant possession of the property will be offered as soon as is practical on the owner moving out of the property but, in any event, no later than 30th September 1999.



**PURCHASE OF SIMLA
JANVRIN ROAD
ST HELIER**

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DRAWING No: 594/1



States of Jersey Planning & Environment Department

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