

**WRITTEN QUESTION TO THE PRESIDENT OF THE HOUSING COMMITTEE
BY THE DEPUTY OF ST. MARTIN**

ANSWER TO BE TABLED ON TUESDAY, 9th NOVEMBER 2004

Question 1

On 29th July 1980, the States approved the Housing Committee's proposition 'Maufant Village, St. Martin/St. Saviour: transfer of ownership of roads and footpaths (P.97/1980)' in order to transfer the ownership of certain roads and footpaths in Maufant Village to the Parishes of St. Martin and St. Saviour.

Would the President –

- (a) explain why the transfer did not take effect?
- (b) explain who was responsible for the failure?
- (c) advise members whether he will be issuing an apology to the Maufant residents?

Answer

- (a) The Housing Committee is unable to ascertain why the transfer of administration of the roads and pavements to the respective Parishes did not take place some 24 years ago. However, the current proposal for the transfer of the roads and pavements is very different from the proposal of 24 years ago. That proposal would merely have changed the ownership of some of the areas in question but would still have left residents responsible for a financial contribution towards the upkeep.
- (b) As it is not known why the transfer did not take place no person or body can be held responsible.
- (c) No. This Housing Committee has nothing to apologise for. It continues to act in the best interests of the public of this Island, which includes the residents of Maufant Village.

Question 2

Given that the Housing Committee still has ownership of the roads and footpaths but the residents remain responsible for the cost of any maintenance carried out, would the President –

- (a) inform members whether the Housing Committee has ever established a system to collect an annual sum of money from each of the 151 Village households to pay for any repairs that may need to be carried out?
- (b) give an explanation for the failure if a system was not established;
- (c) explain why the Housing Committee has failed to maintain the roads and footpaths in good condition?

Answer

- (a) There is no need for a system. The contract of sale sets out the owner's responsibility and the Committee has the right to collect the expenditure on maintenance if it is incurred.
- (b) This does not apply.
- (c) The roads and footpaths are generally in good condition given their age. The Housing Committee has

expended monies on Maufant Village over a 25 year period.

Question 3

The Housing Committee has recently put the reinstatement of the roads and footpaths out to tender. Would the President advise members –

- (a) of the number of tenders received?
- (b) the details of the work to be carried for which the residents are responsible?
- (c) the details of the highest tender and details of the lowest tender?
- (d) when the work will commence?
- (e) if the Committee will be seeking payment from the many residents who have occupied property and contributed to the wear and tear of the roads and footpaths in the Village since 1980 but no longer live there?

Answer

- (a) Two tenders have been received for road and footpath resurfacing. Only the Jersey Electricity Company Limited (JEC) can carry out refurbishment to street lighting. As yet, no tender has been requested for proposed drainage works.
- (b) Resurfacing of roads and pavements, repairs to drains and replacement of street lighting.
- (c) The highest tender for the road and footpath work was £233,780.00 and the lowest £219,612.77. The JEC quote was £27,028.82.
- (d) The work will not commence until agreement has been reached over funding. It is the Committee's intention that any necessary works be funded from the windfall payment due should access rights to Field 690A be granted across roads in Maufant estate. The Parish Connétables have expressed support in principle for this proposal and for the transfer of ownership of roads, footpaths and communal landscaped areas to the parishes on completion of works. If this is achieved the obligation of Maufant residents to pay for repairs and maintenance of communal areas will be lifted and any future costs will be borne by the parishes.
- (e) There is no reason why past owners of properties at Maufant would be recharged. On each occasion on which a property has been transferred the obligation to meet the cost of repair runs with the contract. It is up to each purchaser to weigh up the liability in terms of potential cost of any repairs at the time of purchase.