

Sale of St Helier House

For consideration by the Parish Assembly
on Wednesday 25th September 2024 at 7pm

PARISH OF ST HELIER

P.02/2024



PROPOSITION

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

To approve a recommendation of the Connétable and Procureurs du Bien Public to sell St Helier House for the sum of **£1,775,000**.

The Assembly is to instruct the Connétable and at least one Procureur du Bien Public to pass a contract, with each party paying their own reasonable legal costs associated with the sale.

REPORT

Background:

The Parish closed St Helier House on 31st January 2018 due to serious fire concerns raised by the Fire Service following the tragic Grenfell Tower fire on 14th June 2017, and the property has now been vacant for over 6 years.

On 7th August 2019 Parish Assembly approved the sale of St Helier House and Westmount Day Nursery to a private developer, but the Assembly requested that a betterment condition be imposed. Having considered this request, the developer declined to proceed with the sale.

Parish Assembly then requested that the Parish discuss the sale of St Helier House with Andium Homes, Jersey's main social housing provider. Given Andium Home's other commitments, they have not, to date, made an offer or substantive proposal for St Helier House, and further discussions with them have indicated that it is not their intention to develop this area until at least 2027/28.

In parallel the Parish also explored alternative options to redevelop St Helier House either as a care home or for social or supported housing, but without success. Given the updated timescale from Andium, the lack of viable options, and the ongoing costs and risks borne by the Parish in possessing the vacant St Helier House, the Connétable and Procureurs determined to sell the property and invited tenders. Parishioners were updated and supported this approach at the Rates Assembly meeting held on 10th July 2024.

Tender results

A competitive tender process was undertaken by an external chartered surveyor targeting all major commercial and residential developers as well as social housing providers.

Following this process, the Parish received several offers. The Connétable and Procurers du Bien Public have reviewed them and recommend that the Parish accepts an offer of £1,775,000 from a purchaser who intends to retain the existing building

and repurpose it for residential purposes. This approach is likely to be least intrusive to Westmount Day Nursery which borders onto St Helier House.

This is a cash offer over the advised tender price and not subject to Planning or survey conditions. Therefore, once the Parish Assembly has granted approval, the sale can progress quickly.

Anticipated sale & expenditure costs:

Offer from purchaser: £1,775,000

Less estimated costs for:

- Agent's fee – 1.5% of the sale price: £26,625
- Legal fees – Estimated at £10,000

Anticipated overall sale income: £1,738,375.

