

Purchase of: No. 30-32 Devonshire Place and the sale of Nos 5 & 7 Lempriere Street

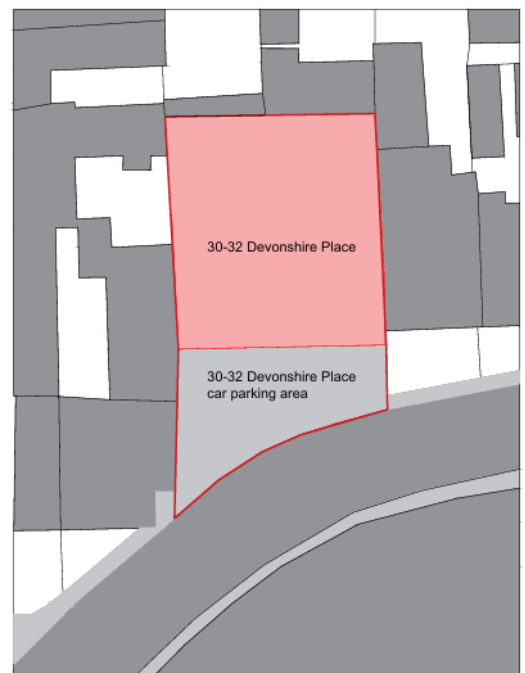
For consideration by the Parish Assembly
on 30 September 2026 at 7:00pm

PARISH OF ST HELIER

P.02/2026



Photo of the property



Site plan

PROPOSITION

PARISHIONERS are asked to take into consideration and, if deemed advisable, to approve the recommendation of the Constable and the Procureurs du Bien Public to:

1. Purchase 30–32 Devonshire Place, formerly occupied by Precision Plastics, for the agreed purchase price of £1,850,000, together with the associated stamp duty and reasonable legal and professional fees estimated at £115,000. The total acquisition cost, including fees, is therefore estimated at £1,965,000. The property will provide a long-term operational base for the Parish's Street Cleansing service.
2. To approve an initial budget of up to £300,000 for the refurbishment and adaptation of the property for use by the Parish's Street Cleansing service.
3. Subject to the successful purchase of 30–32 Devonshire Place, to sell Nos. 5 and 7 Lempriere Street, with the net proceeds contributing towards the cost of purchasing and refurbishing 30–32 Devonshire Place, subject to independent market valuations and satisfactory legal and title investigations.

Instruct the Constable and at least one Procureur du Bien Public to pass the necessary contracts before the Royal Court for the purchase of 30–32 Devonshire Place and the sale of Nos. 5 and 7 Lempriere Street, with the Parish meeting its own reasonable legal and professional costs.

REPORT

Background:

The Street Cleansing service currently operates from No. 5 Lempriere Street. Originally designed for residential use, the premises are now significantly constrained and no longer provide suitable accommodation for the workforce, vehicles, equipment or welfare facilities required to support the service, affecting both staff welfare and operational efficiency.

The Parish has sought a suitable long-term operational base for several years. Any replacement must be close to the town centre and provide appropriate access, storage, yard space and staff facilities. Previous opportunities have not delivered a practical long-term solution.

The existing accommodation restricts operational flexibility and provides welfare facilities below the standard expected for a modern front-line service. A new operational base would improve efficiency, resilience, health and safety, and the working environment for Street Cleansing staff.

Proposed property:

30–32 Devonshire Place is a mixed-use light industrial property close to the existing Street Cleansing base, providing approximately 762 m² of operational accommodation and four two-bedroom flats. The property would provide a long-term operational base for Street Cleansing, delivering:

- Improved staff welfare, changing and drying facilities;
- Safer vehicle, pedestrian and equipment arrangements;
- Better storage, office and training accommodation; and
- Greater operational efficiency, security and resilience.

The additional space could also accommodate other Parish services, creating opportunities for alternative property use, disposal or income generation.

Following improvement works, the four residential flats are estimated to generate rental income of approximately £70,000 per annum, broadly replacing the rental income currently generated from Nos. 5 and 7 Lempriere Street, which are proposed for disposal as part of the funding strategy.

No public parking spaces at Lempriere Street are included in the proposed disposal and no Parish parking spaces would be lost.

Accepted offer and independent valuation:

The vendor originally sought £2,100,000. Following negotiations, an offer of £1,850,000 has been accepted, subject to contract, satisfactory completion of due diligence and approval by the Parish Assembly.

The Parish appointed Quérée Property Consultants to provide an independent Broker's Opinion of Price. The property was assessed at £2,060,000, exclusive of GST where applicable, stamp duty and purchaser's acquisition costs. The accepted price falls within the valuation obtained by the Parish.

Refurbishment and adaptation

The commercial accommodation will require refurbishment and adaptation before occupation by Street Cleansing. An initial allowance of up to £300,000 has been included for these works. This estimate remains subject to the outstanding surveys, detailed design, cost planning and procurement.

The works are expected to include welfare and changing facilities, showers and toilets, drying facilities, office and training accommodation, vehicle and equipment storage, fire safety improvements, building-services works, repairs, security and operational fit-out. Where appropriate, non-essential works may be phased into later financial years, provided that the property can be occupied safely, lawfully and effectively.

Financial implications and funding

Item	Indicative cost
Accepted purchase price	£1,850,000
Refurbishment and adaptation allowance	£300,000
Acquisition professional, surveying and property agent's fees	£51,500
Acquisition legal fees and stamp duty	£63,500
Indicative overall cost	£2,265,000

Note: The costs shown above relate solely to the acquisition and adaptation of 30-32 Devonshire Place. Disposal costs relating to Nos. 5 and 7 Lempriere Street are excluded.

The expenditure would initially be met from Parish resources and partly offset by the proposed sale of Nos. 5 and 7 Lempriere Street. Independent advice indicates gross sale proceeds of approximately £1.125 million if sold as a single lot or £1.16 million if sold separately. No borrowing would be required to fund the remaining balance.

Professional, agency and legal disposal costs are estimated at £25,000 to £30,000, resulting in an anticipated net capital receipt of approximately £1.1mil.

Due diligence

The structural inspection did not identify evidence of major structural failure or instability, although further investigations and remedial works may be required.

The purchase will proceed only if the Parish is satisfied with all remaining legal, title, structural, tenancy, asbestos, fire safety, building services, planning and financial due diligence, together with the final refurbishment scope and cost plan. If material concerns cannot be resolved satisfactorily, the Parish will not be obliged to complete the purchase.

All figures contained within this Project are indicative and remain subject to the completion of due diligence, detailed design, cost planning and final contractual negotiations.

Approval:

If approved by the Parish Assembly, the Parish will complete the remaining due diligence and finalise the contractual arrangements. Contracts will only be exchanged if the Parish is satisfied that all investigations and terms are acceptable.

The acquisition would provide Street Cleansing with a long-term operational base, addressing the limitations of the existing facility and improving welfare, safety, efficiency and resilience for this essential front-line service.