

20/06/2025

Dear Members of the Children, Education and Home Affairs Scrutiny Panel,

Background

I am pleased to provide an update to the Children, Education and Home Affairs Scrutiny Panel (CEAHS) on the joint work now underway between Jersey Property Holdings (JPH), the Department for Children, Young People, Education and Skills (CYPES), and Highlands College. This collaboration has developed in response to the findings of the 2022 Condition Survey conducted by Oakfield and the subsequent Strategic Outline Case (SOC) submitted as part of the GP24–27 Capital Projects.

The survey and SOC identified several urgent infrastructure risks across the Highlands College estate that require immediate intervention to maintain a safe and compliant environment for students, staff, and visitors. Despite the initial Government Plan allocations, revised funding proposals for 2025 – 2028 have delayed and reduced capital support, creating a shortfall against the minimum required to address essential safety and legislative works.

Recognising the seriousness of these issues, JPH, CYPES and the College have adopted a phased, collaborative approach to prioritise the most critical repairs and maintenance. This work has been both positive and purposeful, with all parties committed to addressing the challenges despite financial constraints. The College's Facilities Management Team continues to provide proactive maintenance and mitigation where possible; however, the condition of the estate remains fragile, and timely capital investment is essential.

Update on Planned Works and Capital Priorities at Highlands College

Current Planned Works (2025)

As of June 2025, a total of 53 works has been identified for delivery across the Highlands College estate during 2025. These comprise **6 Priority 1**, **42 Priority 2**, and **5 Priority 3 tasks**, all aimed at meeting essential health, safety, and legislative requirements.

Progress to date is as follows:

- **7 College-led tasks** (all small-scale, Priority 2):
 - 3 have been completed.
 - The remaining 4 are on track to be finalised before the start of the new academic year in September 2025.

33 Jersey Property Holdings (JPH) maintenance tasks (29 small-scale and 3 medium-scale; includes 5 Priority 1 tasks, all scheduled for 2025):

- 14 tasks have been completed.
- 15 are underway, with works commissioned and currently progressing via external contractors.
- 2 tasks were removed from scope as they were incorporated into previously completed works.
- 2 tasks remain pending, including the **urgent replacement of the heat convactor** in the Construction and Engineering Block and another related heating system component.

13 JPH-led capital projects (12 medium-scale, 1 large-scale; includes 1 Priority 1 - structural investigation in Nash Block):

- 3 projects have been completed.
- 5 critical projects are scheduled for completion before September, including:
 - Refurbishment of male and female WCs in the Media and Sports Block
 - Refurbishment of staff WCs in the Construction and Engineering Block
- **The gas boiler conversion** has been rescheduled for 2026. Groundworks for this will begin in summer 2025 and affect both the School of Art, Media and Sport, and the Construction and Engineering Block.

Next Steps (2026 Onwards)

Looking ahead, a further 59 works have been identified across the Highlands College estate. These will be developed and delivered collaboratively by Jersey Property Holdings (JPH), the Department for Children, Young People, Education and Skills (CYPES), and Highlands College, with planning work commencing in September 2025.

The prioritisation of these works is as follows:

- 2 projects are classified as Priority 2:
 - Replacement of gas boilers in the Construction and Engineering Block
 - Roof replacement for the School of Art

- **The remaining 57 projects are currently designated as Priority 3:**

These works, while classified under a lower formal priority, are nonetheless essential to ensure the ongoing safe operation of the campus and to modernise key facilities. These tasks will be programmed for delivery across 2026 and 2027, subject to available funding and capacity.

It is vital that this schedule remains flexible and responsive to changing conditions across the estate. A phased, risk-informed approach will be adopted to avoid further deterioration, rising repair costs, or disruption to educational provision.

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Why a New Campus is Essential

This is not just about compliance, it is about securing the future of Jersey's only Further and Higher Education College.

The current Highlands College estate is outdated, inflexible, and no longer fit for purpose in many areas. We have difficulty meeting the evolving demands of modern technical education. With limited capacity particularly in workshop areas, the College is not able to meet the demand of 14- to 16-year-olds from local schools.

Beyond capacity constraints, the existing estate presents barriers to progress. Several facilities used for Life Skills (students with complex needs) and inclusion programmes are not fully compliant in relation to disability access, affecting learners who need these opportunities most. We have Standard Operating Procedures for Life Skills area as they are not currently fire safety complaint.

The College will be able to accommodate limited delivery of high-tech training in green technologies and digital skills essential for Jersey's sustainability agenda.

To support the development of a highly skilled workforce, Jersey must move beyond reactive repairs and incremental fixes. A new, modern campus is a strategic necessity, being central to the education eco-system, delivering a sustainable, future-ready education system that can support industry needs, social mobility, and the Island's long-term economic resilience.

We are realistic and understand that our maintenance requirements would wipe out most of the JPH maintenance budget for its wider portfolio. We also understand the pressures on the public purse. Nevertheless, unless a feasibility study into even a partial rebuild, focusing on modern workshops is conducted, we will be constrained in our ability to meet government aspirations without capital investment.

Thank you for your attention to these important matters.

Yours sincerely,



Jo Terry-Marchant

Principal

Highlands College and University College Jersey.



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