

**WRITTEN QUESTION TO THE MINISTER FOR INFRASTRUCTURE  
BY DEPUTY L.V. FELTHAM OF ST. HELIER CENTRAL  
QUESTION SUBMITTED ON TUESDAY 11th APRIL 2023  
ANSWER TO BE TABLED ON TUESDAY 18th APRIL 2023**

**Question**

Will the Minister advise the following, in relation to the refurbishment of Westaway Court into keyworker accommodation –

- (a) what the floor plans are for each type of keyworker accommodation, including measurements;
- (b) what building standards have been met, exceeded, or not met, through the refurbishment;
- (c) how long the units of accommodation are intended to remain fit-for-purpose as keyworker accommodation;
- (d) whether there are any structural deficiencies that have been identified in the buildings;
- (e) whether any structural risks or issues exist within the buildings, and if so, how they are being managed; and
- (f) what ongoing building maintenance is planned to keep the buildings safe for occupants?

**Answer**

a. The low-rise ground floor has 7 studios and four 1-bedroom units.

The low-rise first, second and third floors have 11 studios and a single 1-bedroom unit on each.

The high-rise block is 9 floors with a 2-bedroom unit on each floor.

Each studio comprises a bedroom/sitting room, plus a kitchen and a bathroom = 270 sq/ft (25m<sup>2</sup>)

Each 1-bed unit comprises a bedroom, a living room, a kitchen and a bathroom = 516 sq/ft (48m<sup>2</sup>)

Each 2-bed unit comprises two bedrooms, a dining room living room, a kitchen and a bathroom = 968 sq/ft (90m<sup>2</sup>)

b. Westaway Court meets Building Control standards in line with Building Byelaws (Jersey) 2007. It also complies with the current Fire Code and escape corridor compartmentation. Doors all satisfy the standards and have been improved, and an updated fire alarm system has been installed throughout to meet current standards.

c. The works are intended to allow Westaway Court to be used safely until the New Healthcare Facilities programme determines if the site is required as part of that project. This is expected to enable use for accommodation for a period of 24 months.

d. No structural deficiencies have been identified in the building.

e. No structural risks exist within the building.

f. There is a maintenance agreement with JMEC Ltd (the contractor used by Andium) in place to provide the required statutory maintenance on the building. They also provide a reactive capability for issues raised by tenants.