

**WRITTEN QUESTION TO THE MINISTER FOR HEALTH AND SOCIAL SERVICES  
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 as keyworker accommodation –

- (a) how many people can be accommodated within each type of unit;
- (b) how long is it anticipated that a keyworker would live in these units of accommodation;
- (c) what terms will be included within a standard tenancy agreement;
- (d) what will be the monthly rental and any other associated costs to be met by the tenant for each type of unit;
- (e) how long is the building intended to remain as keyworker accommodation;
- (f) what ongoing maintenance is planned by Government to ensure that the accommodation is maintained to a suitable standard; and
- (g) what consultation, if any, was undertaken with keyworkers, prior to the refurbishment, to ensure that the accommodation meets their needs?

**Answer**

- a) The low-rise ground floor has 7 studio units and 4 one-bedroom units. The low-rise first, second and third floors have 11 studios each, and a single one-bedroom unit on each. The high-rise block is 9 floors, with a 2-bedroom unit on each floor.
  
- b) This is dependent on the type of contract and requirement of the operating departments. It is understood however, that this can vary between temporary accommodation of a matter of weeks for locum staff, touchdown accommodation to allow a longer contract holder to find their own accommodation, or a longer period of months e.g. while waiting completion of permanent accommodation.
  
- c) Currently HCS operate the tenancy agreements for both HCS and CYPES staff however this will be reviewed as the Health and Community Services department itself should not be operating as a landlord. Standard licence agreements are issued to each tenant to ensure the tenant keeps the unit in an acceptable condition, causes no damage to the property and pays all charges in a timely manner etc., and this agreement also ensures the current landlord keeps the property maintained. Tenants are required to give the Accommodation team access to the property, for example to carry out checks, with a minimum of 48 hours' notice being given. The agreements reflect those used for keyworkers in Andium provided and managed premises.
  
- d) The exact values are applied by HCS can vary dependent on the individual's contract for employment. The rates are based on social housing rental levels in keeping with the accommodation

provided by Andium to other keyworkers of approximately £600 per month for a studio flat, £880 for a 1-bedroom flat, and £1200 per month for a 2-bedroom flat.

e) The accommodation will be available until the New Healthcare Facilities programme determines if the site is required as part of that project.

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. JMEC LTD also provide a reactive capability for issues raised by tenants.

g) The statement of requirement for accommodation came from CYPES and HCS, the departments that employ the key workers.