

STATES OF JERSEY



STATES OF JERSEY PROPERTY HOLDINGS: ESTABLISHMENT (P.93/2005) – COMMENTS

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by the Environment and Public Services Committee**

STATES GREFFE

COMMENTS

Since 1991, successive reviews by various agencies and consultants have all identified the administration of public property by separate committees as lacking central control and being wasteful of resources. When the Property Management Office was set up in 1992 under the Island Development Committee it was not given the power to co-ordinate either the strategy or the management of the States' portfolio.

Under the existing structure, significant advances have been made in terms of improved data collection, estate management, valuation, negotiation, acquisition and obtaining value for money. The fragmented set-up whereby individual committees have sole administrative responsibility for their property and control has meant that neither the Committee, or its Department of Property Services has been able to effectively control or co-ordinate most aspects of how those committees use, manage, maintain or develop their estates.

The Committee has always identified as essential, the concept of central co-ordinated management of the States' portfolio of property under the control of one Committee of the States which would effectively act as the central corporate landlord.

Equally, for similar reasons, it has identified that there should be an overall accountability for the performance and incentive for the best use of property, and the ability for one body to plan and control maintenance expenditure, procure new development, establish high standards of occupation and seek value for money solutions for redundant or non-operational property.

With the advent of ministerial government, the Committee believes that an opportunity has presented itself to centralise and re-structure the property management function to realise a more efficient and effective system with greater economic and resource benefits.

The Environment and Public Services Committee supports the proposition.