

2014.12.09

8.2 Deputy J.A. Hilton of the Minister for Treasury and Resources regarding the proposed Zephyrus scheme of flats and alternative uses for the site:

In view of the recent decision by the States of Jersey Development Company to renew the planning permit for the proposed Zephyrus scheme of flats, does the Minister feel it is now appropriate to review this so as to direct the company to allocate the site area to public use such as a hospital?

Senator A.J.H. Maclean (The Minister for Treasury and Resources):

No, I do not because at this stage renewing the planning permit on this site is simply protecting the site value for the public. It does not preclude the site being used for alternative public use, subject to the necessary approvals in the future. Thank you.

8.2.1 Deputy J.A. Hilton:

The site is owned by the public. Would the Minister for Treasury and Resources agree with me that in view of this serious consideration should be given in siting the new hospital on this land, and also would the Minister for Treasury and Resources agree now is an appropriate time for the Council of Ministers to request the Minister for Planning and Environment to review the Waterfront master plan, and if not, why not?

[10:00]

Senator A.J.H. Maclean:

With regard to this site as a potential site for a future hospital, I have been in contact with my good friend and colleague, the new Minister for Health and Social Services, and I understand that Gleeds have been appointed to look at potential sites. There are up to 5 sites, I can tell the Deputy, including this particular site, which are going to be reviewed as potential sites for a new hospital. I am also told that that review will be complete by the second quarter of 2015 at which stage the preferred option will be brought forward and will come to this Assembly for consideration. With regard to the second aspect of reviewing the masterplan: the masterplan has of course been approved by this Assembly. I will speak, of course, to my colleague, the Minister for Planning and Environment, but I see no reason at this stage for a review to be undertaken but I am sure he will be happy to discuss the matter and give it due consideration.

Deputy G.P. Southern:

Point of clarification, Sir, if I may. I missed the ... Gleeds, is the company that was looking at the sites?

Senator A.J.H. Maclean:

Yes, Gleeds. G and then Leeds.

8.2.2 Deputy A.D. Lewis of St. Helier:

Does the Minister not agree that this site has huge value to the public purse, therefore to use it for such items as a hospital would be detrimental to the States' budgets and the infrastructure budgets in general, and therefore selling or leasing that site and then contributing those funds to such facilities as a hospital would be far more desirable?

Senator A.J.H. Maclean:

That may well be the outcome in due course. Of course, the Waterfront is extremely valuable land but it is going to be considered as one of up to 5 sites in total and I am sure that consideration will give all those matters due relevance when arriving at a preferred option for a potential hospital site.

8.2.3 Deputy G.P. Southern:

If I just may. While he may be familiar, but the Minister for Health and Social Services might be more familiar with this company, could he explain what sort of company it is and what it does?

Senator A.J.H. Maclean:

It is broadly a management consultancy company, as I understand it. I was not involved as the Deputy will appreciate, with appointing it. It is a Health matter and they are looking, as I have said, into the 5 potential sites but I am sure information will be readily available and I am sure my colleague, the Minister for Health and Social Services, would provide Members with any information they may require about this particular organisation.

8.2.4 Deputy J.A.N. Le Fondré:

Just a clarification from the Minister. He made reference to ... obviously the question at the moment is about the Zephyrus sites which is being, I understand, reviewed by Gleeds. He made mention to 5 sites; does that review also encompass the Esplanade car park site?

Senator A.J.H. Maclean:

With regard to the hospital site I have not got to hand all the 5 options that are being considered as part of the review but I am happy to supply that to the Deputy.

8.2.5 Deputy J.A. Hilton:

It would be helpful if the Minister for Treasury and Resources would supply the information surrounding the 5 sites to all Members. An extensive piece of work was carried out by the Health Department previously and I am just a little bit mystified as where they think they are going to produce a site to deliver a new hospital on other than the ones that have already been discussed. I am also a little bit disappointed that the States of Jersey always seem to know the cost of everything but the value of nothing and that is really disappointing to me that Members can stand up in this Assembly and say about the cost to the public purse of delivering a hospital on the Waterfront. Health issues are of paramount importance to everybody on this Island ...

The Bailiff:

You are coming to your question, Deputy, please.

Deputy J.A. Hilton:

... and due consideration should be given to that fact. What I would like to ask the Minister for Treasury and Resources is: does he not agree with me that £300 million to deliver only 40 per cent of new-build across 2 sites is not good value for money for the taxpayer? **[Approbation]**

Senator A.J.H. Maclean:

Sorry, it is always hard not to agree with the Deputy when she puts her point across so forcefully but I am not in possession of enough facts to give a fair answer to that particular question. What I can tell the Deputy is that I have had a brief conversation with the new Minister for Health and Social Services. We both are sharing one view and that is that the matter of a 2-site option should be looked at in some detail. Part of the review being undertaken by Gleeds, as I have pointed out, is looking at 5 potential options for sites. The Minister and I are also in discussions. I am happy to support him as best I can, clearly with the funding options available for a future hospital, and clearly if it is a one-site option the upfront cost, potentially, and if it is delivered in a shorter timescale, could be significantly more and we are going to have to be, if we are going to go down that option, looking at all the factors relevant and see what option is best for the people of Jersey.