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# STATES OF JERSEY



## LAND TRANSACTIONS UNDER STANDING ORDER 168(3) – THE WESTERN FIRE STATION, ‘THE FIRE HOUSE’, LA ROUTE DES QUENNEVAIS, ST BRELADE

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Presented to the States on 2nd November 2021  
by the Minister for Infrastructure

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STATES GREFFE

**REPORT**

**Decision(s):** Under Standing Order 168(3), the Minister for Infrastructure hereby notifies the States that he has accepted the recommendation of Jersey Property Holdings to agree to the following –

**(a) Land transaction –**

To authorise JPH to progress the sale of ‘The Fire House’ at The Western Fire Station, La Route des Quennevais, St Brelade – as approved under the Government Plan 2021-2024.

To acknowledge that following open-marketing of ‘The Fire House’ being carried-out, JPH will revert to the Minister with the details of the bids received, and will make a further recommendation to complete the sale in accordance with Standing Order 168(1)(a).

The Minister hereby authorises, as applicable, the Attorney General and the Greffier of the States to pass any contract which is required to be passed on behalf of the Public; and the Director of Property Holdings to conclude any contract which is required to be concluded on behalf of the Public.

After the expiry of 15 days following presentation to the States the transaction may be concluded.

*(Drawing attached in Appendix A.)*

*Further information on this decision may be viewed in due course at:*

*<https://www.gov.je/government/planningperformance/pages/ministerialdecisions.aspx>*

*under Ministerial Decision reference MD-PH-2021-0048.*

**DEPARTMENT FOR INFRASTRUCTURE****JERSEY PROPERTY HOLDINGS****Property Transaction for Ministerial Decision - Minister for Infrastructure****Public****Subject**

The Western Fire Station, 'The Fire House', La Route des Quennevais, St Brelade – Proposed sale of 'The Fire House' as approved under the Government Plan 2021-2024.  
PBA 0600-01-002

**Purpose**

The purpose of this report is to recommend to the Minister that he authorises Jersey Property Holdings (JPH) to progress the sale of 'The Fire House' at The Western Fire Station, La Route des Quennevais, St Brelade – as approved under the Government Plan 2021-2024.

The above recommendation being with a view that following an open-marketing exercise being carried-out, JPH will revert to the Minister with the details of the bids received, and will make a further recommendation to complete the sale in accordance with Standing Order 168(1)(a).

**Background**

A location plan of 'The Fire House' is attached under APPENDIX A.

Under Part 3 'Modernising Government' of the Government Plan 2021-2024, and the section 'Summary Plan for 2021 by Minister', the associated table sets-outs that the Minister for Home Affairs/the Justice and Home Affairs Department will: "*Sell a domestic dwelling ('The Fire House') no longer required by the Fire and Rescue Service whilst compensating for the reduction in rental income (prudent estimate pending valuation)*". The table also includes a 2021 value of £450,000.

For convenience, the relevant pages of the Government Plan (p96 & 97) are copied in the report under APPENDIX B.

**Current situation**

The proposal is now to select a residential sales agency and to obtain a current valuation for the house at which to market it, with a view to bids being invited from prospective purchasers.

Subject to satisfactory bids being received, JPH will revert to the Minister with the details of the bids, and seek a further decision to sell the house in accordance with Standing Order 168(1)(a).

It will be discussed with the selected residential sales agency as to whether to market the house at an asking price and to invite bids at that level, or whether to seek sealed bids to be opened on a given date.

It is recommended that an in-principle decision to sell the house should be published for the 15-working day notice period required under Standing Order 168, prior to the marketing processing commencing. The subsequent formal decision to sell the house to the best bidder will also be subject to 15 working days' notice to the States.

**Recommendation**

It is recommended that the Minister:

- a. authorises JPH to progress the sale of ‘The Fire House’ at The Western Fire Station, La Route des Quennevais, St Brelade – as approved under the Government Plan 2021-2024;
- b. acknowledges that following open-marketing of ‘The Fire House’ being carried-out, JPH will revert to him with the details of the bids received, and make a further recommendation to complete the sale in accordance with Standing Order 168(1)(a).

Written By: Principal Property Manager

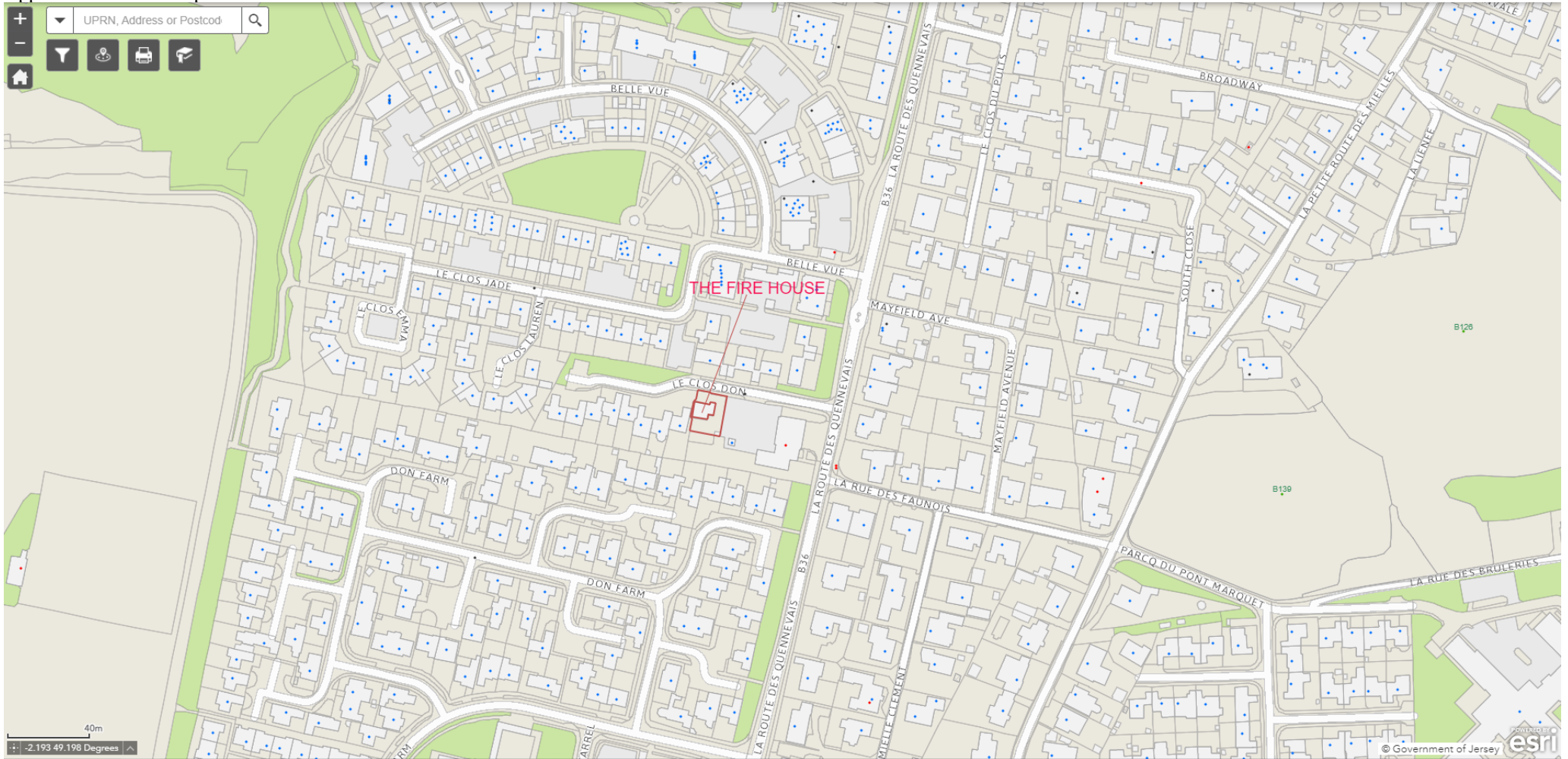
20 September 2021

Signature

Authorised By: (Director/Assistant Director JPH)

Signature .....

Appendix A – location plan



## Summary Plan for 2021 by Minister

The budget impact of the plan to deliver £20 million of efficiencies and rebalancing measures in 2021 is set out below and sub-totalled against each Minister or the Council of Ministers. Summary descriptions of proposals are then set out in the next table and more detailed descriptions of proposals will be published alongside the Government Plan for information.

Allocation by Minister	2021 (£)
Chief Minister	1,303,000
Council of Ministers	5,498,000
Minister for Children and Housing	555,000
Minister for Health and Social Services	5,000,000
Minister for Home Affairs	765,000
Minister for Infrastructure	4,500,000
Minister for Social Security	442,000
Minister for Treasury and Resources	1,280,000
Ministers for Infrastructure , Environment, EDTSC	750,000
<b>Grand Total</b>	<b>20,013,000</b>

Table 1 – Efficiencies and rebalancing measures 2021 - allocation by Minister

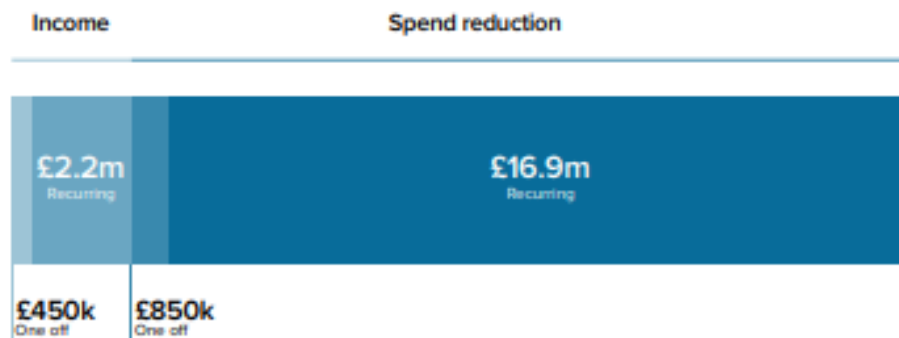


Figure 3 - Efficiencies and other rebalancing measures  
Infographic presents income and spend reduction only and has been rounded

## Summary Plan for 2021 by proposal

Efficiencies and other rebalancing proposals will result, in the majority of cases, in either a reduction in cash limit and/or an increase in income forecast. In a small number of cases there is an increase in cash limit (values shown in brackets).

This more detailed allocation sets out summary descriptions of each proposal, classification as either a recurring or one-off measure, budget impact and departmental allocations.

Minister	Department	Summary description	Recurring or one-off	Budget impact	2021 value (£)
Chief Minister	COO	Transfer technology functions from CYFES and HCS into Modernisation and Digital continuing the application of OneGov principles	Recurring	Spend reduction	800,000
Chief Minister	SPPP	Defer the implementation of the Public Services Ombudsman for one year	One off	Spend reduction	378,000
Chief Minister	COO	Merge the support and no-plan commissioned research projects for the States Employment Board and Jersey Appointments Commission	Recurring	Spend reduction	200,000
Chief Minister	COO	Review and renegotiate the GdJ print contract securing some of the reductions in print volumes derived from an increase in home working and continued investment in technology	Recurring	Spend reduction	100,000
Chief Minister	SPPP	Defer the development of policy for Financial Independence in old age by one year	One off	Spend reduction	50,000
Minister for Children and Housing	SPPP	Defer the development of policy for Long term housing by one year	One off	Spend reduction	25,000
Minister for Children and Housing	CYFES	Redesign the therapeutic support model for children with complex needs, including neuro assessment	Recurring	Spend reduction	206,000
Minister for Children and Housing	CYFES	Review and realign the commissioned budget available for antenatal services with demand. Note there will be no reduction in the service	Recurring	Spend reduction	180,000
Minister for Children and Housing	CYFES	Review and realign the budget for care leavers with demand. Note there will be no reduction in the service	Recurring	Spend reduction	100,000
Minister for Children and Housing	CYFES	Review and realign the budget for intensive fostering with demand. Note there will be no reduction in the service	Recurring	Spend reduction	50,000
Minister for Health and Social Services	HCS	Implement proposals from the HCS Zero Based Budget exercise once approved by the Minister	Recurring	Spend reduction	5,000,000
Minister for Home Affairs	JHA	Sell a domestic dwelling no longer required by the Fire and Rescue Service whilst compensating for the reduction in rental income (gradient estimate pending valuation)	One off	Income	450,000
Minister for Home Affairs	JHA: SoJIP	Through the application of structural workforce planning implement a vacancy factor equivalent to approximately 1% of staff costs	Recurring	Spend reduction	215,000
Minister for Home Affairs	JHA	Continue the digital transformation of GST and Customs services	Recurring	Spend reduction	50,000
Minister for Home Affairs	JHA	Continue the organisational implementation of electronic rosters to replace paper based rostering processes	Recurring	Spend reduction	50,000
Minister for Home Affairs	JHR: SoJIP	Restructure the Intelligence Administration function to reflect known leavers and vacancies	Recurring	Spend reduction	20,000
Minister for Infrastructure	IHE	Review and release a portion of the budget for the Health Estate in light of progress made with backlog maintenance and to reflect capital allocations within the HCS budget	Recurring	Spend reduction	4,000,000
Minister for Infrastructure	IHE	Reduce a portion of the property maintenance budget to reflect a re-orientation of assets requiring maintenance, informed by the Office Accommodation Project	Recurring	Spend reduction	300,000
Minister for Infrastructure	IHE	Re-structure Facilities Management across Government to create one centralised function with hub and spoke delivery aligned with the OneGov principles	Recurring	Spend reduction	200,000
Ministers for Infrastructure Environment, EDTSC	IHE	Development of an IHE TOM to include reviews of the overall structure, sports division, business administration and the transfer of customer facing services to CLS	Recurring	Spend reduction	750,000
Minister for Social Security	CLS	Defer the implementation of the Care needs at home project by one year	One off	Spend reduction	400,000
Minister for Social Security	CLS	Continued review of, and improvement, to customer services	Recurring	Spend reduction	61,000
Minister for Treasury and Resources	T&R	Reduce cash handling fees by increasing non-cash payment options	Recurring	Spend reduction	30,000
Council of Ministers	Central	Increase income from new charges, and increased cost recovery of existing charged services, based on the initial implementation of a fees and charges framework	Recurring	Income	850,000
Council of Ministers	Central	Continue to manage inflationary pressures across government by retaining the budget for non-pay inflation and seeking best commercial outcomes to contract management	Recurring	Spend reduction	3,718,000
Council of Ministers	Allocated by department	Continue the best practice of reviewing and securing recurring reductions in non-staff budget including locking in some of the spend reductions evidenced during COVID-19	Recurring	Spend reduction	750,000
Chief Minister	SPPP	Deferred Island Plan Review activity from 2020	One off	Spend increase	(325,000)
Minister for Social Security	JHA	Restructuring advisor posts	One off	Spend increase	(9,000)
Minister for Home Affairs	JHA	Restructure of frontline posts to resource JCS/SOJPS dog handler	One off	Spend increase	(20,000)
<b>Subtotal excluding incremental tax revenue</b>					<b>18,763,000</b>
Minister for Treasury and Resources	T&R	Increase tax revenues through the continued enhancement of domestic tax compliance	Recurring	Income	1,250,000
<b>Total</b>					<b>20,013,000</b>

Table 2 – Efficiencies and rebalancing measures 2021 - summary proposals