

STATES OF JERSEY



NORTH ST. HELIER MASTERPLAN (P.73/2011): THIRD AMENDMENT (P.73/2011 Amd.(3)) – COMMENTS

**Presented to the States on 24th June 2011
by the Minister for Treasury and Resources**

STATES GREFFE

COMMENTS

The Minister does not support part 3 of this amendment. A formal evaluation will be carried out of all potential sites for States offices. Work detailed below has already been carried out that suggests that the Jersey College for Girls (JCG) site is no longer considered as appropriate.

The Deputy of St. Mary is correct in his statement that a “concept drawing” was prepared by Jersey Property Holdings (JPH) for the development of States Offices on the Site of the former Girls College.

Together with a number of other possible site locations, a high level appraisal of the JCG site was included in the first draft of an Office Accommodation Strategy report which was presented to the Corporate Management Board (CMB) in February 2009.

This report sought to identify, at a strategy level, the potential financial and cultural benefits which might be obtained from rationalising the States office portfolio and consolidating those offices which were appropriate to move to fewer locations.

An outline office development proposal on the JCG was chosen, as a site currently in Public ownership and of sufficient size, to illustrate that it was feasible to bring a number of disparate offices together on one site.

Following a review of the report, the CMB concluded that whilst it supported the principles and objectives proposed, JCG was not the right location for States Offices, and JPH was asked to explore alternative sites both in St. Helier and elsewhere on the Island.

The following concerns were raised regarding the JCG site –

1. The site is outside the St. Helier ring-road and therefore did not comply with current planning policy.
2. It was felt that the site was too far from the centre of St. Helier and moving a large number of States employees some distance away from the centre might have a detrimental effect on the economy of the town.
3. The site had insufficient public car parking capacity in the immediate vicinity and this could result in a problem for staff and visitors.
4. The presence of a large number of staff and visitors to this site could exacerbate traffic congestion problems with the northern section of the ring-road at peak periods.
5. The Planning department considered that the alternative use of the JCG site for residential development was more appropriate as it had the potential to stimulate regeneration of the surrounding housing stock.
6. The site has been approved for disposal by the States Assembly. The resulting capital receipt will support the current and future capital investment programme.

Subsequent development of the office rationalisation programme has demonstrated that the size requirement for centralised offices can be reduced from the 120,000 square feet building shown on the JCG concept plan. JCG is, therefore, actually too large for current requirements such that the site, if developed for States offices, would not deliver best value.

The Minister requests States Members to reject part 3 of this amendment.

Statement under Standing Order 37A [Presentation of comment relating to a proposition]

Due to the significant volume of States business to be considered, this comment was only approved by the Minister for Treasury and Resources on 23rd June.