

Deputy Hilary Jeune
Chair, Environment, Housing and Infrastructure Panel
Scrutiny Office
States Greffe
Morier House
St. Helier
JE1 1DD

31 October 2025

Dear Deputy Jeune

Proposed Budget 2026-2029 Review – Fort Regent Redevelopment

Thank you for your letter dated 16 October 2025 in relation to the headlined subject.

By way of background, JDC's role in the regeneration of Fort Regent has been approved by the Regeneration Steering Group ("RSG") as the political oversight group that was formed as part of P.73/2010 that also established Jersey Development Company. The RSG provide political oversight to JDC's activities as well as provide steers and decisions regarding JDC's role in regenerating Government owned assets.

In the case of Fort Regent, the RSG agreed that, given JDC's track record in project management and delivering major regeneration projects, and being the Government of Jersey's wholly-owned regeneration vehicle, JDC would be appointed to co-ordinate and commission the designs for the regeneration of Fort Regent.

This has involved extensive public and stakeholder engagement, the appointment of an experienced multi-disciplinary design team in the leisure and heritage sectors and co-ordinating the designs. This will culminate in a planning application being submitted for the roof, glazing and façade works in December 2025 and a planning application for all of the internal works and external landscape works in March 2026.

To date expenditure on the project has been funded via JDC's profits from its College Gardens development that were ringfenced to support the delivery of public infrastructure projects as agreed by the RSG. The RSG approved £2m of JDC's profit to be spent on third-party design teams to prepare plans to Planning application stage for the regeneration of Fort Regent and these works have been commissioned and funded by JDC in 2025.

Going forward into 2026, JDC will also be responsible for tendering, procuring and overseeing the construction works that are due to take place in 2026, 2027 and 2028 as well as tendering for tenants and operators and dovetailing their fit-outs into the build. Procurement will be carried out in accordance with the Public Finances Manual and approved by the sponsoring Minister as these funds (if approved by the States Assembly) will be provided by Government.

The sponsoring Minister for this project is the Minister for Infrastructure and as such, we have been advised that the Minister for Infrastructure would be best placed to respond to your specific questions.

Yours sincerely



Lee Henry
CEO