

Deputy Catherine Curtis
Chair, Children, Education and Home Affairs Scrutiny Panel
Morier House
St Helier
JE1 1DD
Sent by email

24 November 2023

Dear Deputy Curtis,

Proposed Government Plan 2024-2027 (P.27/2023) – Ambulance Station HQ Maintenance

Thank you for your letter of 15 November and for the opportunity to comment on this issue. This response has been drafted because the Infrastructure Department, and more specifically Jersey Property Holdings, is responsible for works on the public estate under the Corporate Landlord approach. This work is undertaken on behalf of the Justice and Home Affairs Department, which provides of the Ambulance Service. The Minister for Justice and Home Affairs and her officers are aware of this response.

1. What analysis has been done to review the spend of £1.4 million on a building that has a remaining lifespan of approximately 5 – 10 years?

An independently commissioned building condition survey (2022) identified an absolute requirement for essential maintenance and confirmed the requirement for a risk stratified programme of works to be undertaken over five years. These range from urgent health and safety matters to essential works and preventative maintenance, to prevent further deterioration and service disruption. In total, phased over five years, work to the value of £1.4m is required. This will ensure the critical national infrastructure of the Ambulance Station continues to maintain its emergency and routine operational requirements.

2. Do you have any reflections about the requirements for long term planning for the Department's property portfolio?

The current approach to management of the estate is very short term and reactive which is primarily a function of limited resources forcing a focus on compliant use of buildings to the detriment of routine and planned maintenance and upkeep. As an example, the value of the maintenance budget has decreased since 2015 by about 38% in real terms and last year was £8.3m.

The property team are working with the Treasury to extend the view of the Capital Programme and to use a condition survey of the entire estate to plan a smoother profile for management of the estate with a view to achieving a much longer-term approach.

This maintenance is necessary because the JHA programme to combine the Fire and Rescue station and the Ambulance station are delayed by the need to coordinate with other urgent requirements to develop educational establishments and to provide social housing. The limited number of suitable or available sites for these three areas means there has to be careful consideration of options.

3. What are the maintenance or health and safety priorities to address first in 2024?

There are a number of areas that require attention to mitigate serious breaches of legislation or building failure that pose an immediate high risk to health and safety. These relate to the roof structure, stair and access, mechanical and engineering (M&E) works and health and safety requirements.

There are further essential works required which relate to less serious breaches of legislation or building failure that do not pose an immediate high risk to the health and safety of the occupants but are likely to have a significant impact on the building fabric, again relating to roofs, M&E works, health and safety and external areas.

There are then lower priority works that should be undertaken to prevent escalating issues and costs that would occur in a short period of time and which can be done in the margins of the urgent and essential works.

Analysis has been undertaken to reflect these priorities and the work is deemed to be essential given the nature of the service the building supports, notwithstanding the impending decommissioning of the building.

4. Given the timescale for completion of a new Ambulance Headquarters, do you anticipate that the maintenance costs for the existing Ambulance Station HQ set out in the Government Plan, could increase beyond what is stated in this Government Plan?

JPH are working to the estimated price that resulted from the independent condition survey and will do everything possible to stay within that financial range. However, It is not possible to guarantee the final price absolutely so there risk that the costs of providing an ambulance station could increase beyond the £1.4m identified in this Government Plan.

Yours sincerely,



Deputy Tom Binet
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