

3.1 Deputy H.L. Jeune of St. John, St. Lawrence and Trinity of the Minister for Health and Social Services regarding the contract between Bouygues UK and the Government (OQ.83/2026).

Further to the response of the Minister for Housing during Questions without notice on 8th September 2026, will the Minister advise which party to the contract between Bouygues U.K. and the Government, has responsibility for housing the construction workforce for the acute hospital, how many off-Island workers are expected during peak construction activity, and how many are expected over the life of the acute hospital build?"

Senator T.J.A. Binet (The Minister for Health and Social Services):

It is the Government of Jersey that is responsible for the provision of the accommodation for the construction workforce under the new contractual arrangements with Bouygues U.K. It is important to be aware that we have undertaken this work because it was deemed to be a significant delivery risk by all interested parties, and had we left it to them to provide the accommodation it would have been priced in very likely at a very significant premium, so we decided to take that on ourselves. In relation to the second part of the question, the number of construction workers will not be constant. The duration of the peak build period is approximately a year, with the numbers gradually building up to then falling away from that peak in the summer of 2028. The New Hospital Facilities team have already been provided with an estimate of the construction workforce mobilisation plans, which at their height are estimated to reach about 800 employees and subcontractors. However, that number includes the on-Island local workforce to be employed by the contractor. The split between local workforce numbers and off-Island numbers is subject to change, based on how the contractor procurement activity affects the balance of off-Island and on-Island employees and subcontractors. Over the lifetime of the acute hospital build, it is expected that 450 construction workers will commute regularly on and off-Island during the build, and around 150 will relocate on to the Island for the build period. Collectively, these may not be the same 600 individuals, because different trades and skills are going to be needed at different stages of the build. I hope that answers the question reasonably comprehensively.

3.1.1 Deputy H.L. Jeune:

I thank the Minister for that comprehensive answer. Could the Minister say if it is the Government's responsibility to house these offshore workers, where will they be housed? What is the plan of the Minister for where the accommodation will be? Where will they be housed and what types of housing will they be offered?

Senator T.J.A. Binet:

I am not wishing to be flippant, it would be just about anywhere we can find. We would be working with the private sector. We have got a number of accommodation units available to the health service, which we are paying rent for, which have voids. That is unavoidable. We will try and make sure that everything that is within H.C.J.'s (Health and Care Jersey) control is properly utilised, and we are doing some work with Andium to utilise anything that they may have available that is not required by local people. That is obviously a tricky one, but discussions are ongoing to finalise that work as we go forward.

3.1.2 Connétable I. Gardiner of St. Helier:

What assessment has been made of the effect on rents and availability for local family during the peak of construction?

Senator T.J.A. Binet:

That is a very specific question. I am very happy to find that out and let the Constable know. However, I do not think this is likely ... it should not actually, superficially, I do not think have any effect on rents at all.

3.1.3 The Connétable of St. Helier:

If the Minister can indicate, because I might have missed the number, how many units will be required during the peak time?

Senator T.J.A. Binet:

It is difficult. I have tried to break down all of the various factors that are coming into play here. I do not think it is possible to put a precise number at any given point. There will be a lot of variability and, as I say, the different contractors leading at different times, some on-Island, some off-Island, and it is going to be a management job throughout the course of the contract.

3.1.4 Deputy L.V. Feltham of St. Helier Central:

Given that we already know that there is a shortage of registered accommodation on-Island and organisations such as the Jersey Hospitality Association report that there is a shortage of accommodation for their own workers, does the Minister therefore envisage that new accommodation will need to be provided to house these workers?

Senator T.J.A. Binet:

At this point in time that is not envisaged.

3.1.5 Deputy L.V. Feltham:

I am struggling to see what the solution is to this issue. Does the Minister therefore think that the workers coming in on a fly-in fly-out basis are going to be sharing accommodation, taking up hotel accommodation or taking up accommodation that could be used by workers in other industries?

[9:45]

Senator T.J.A. Binet:

The plan is not to displace anybody. This is quite a complicated piece of work. It is difficult for me to carry every detail in my head, but I am very happy to organise a meeting for the people that are concerned to have a full briefing from the New Hospital Facilities team, who do a very comprehensive job of work, and I hope I can allay their fears by virtue of that method. As I say, a lot of work has been done and I am very happy to provide a full briefing to anybody who has concerns.

3.1.6 Deputy V. Li of St. Helier North:

As a mother who has just been through all the school traffic just now to arrive here, will the Minister confirm whether the contractor's workforce plan includes the transport and parking arrangements so that the workers' vehicles do not add further pressure to St. Helier North?

Senator T.J.A. Binet:

I think it has to be accepted when you can have that many people working on a project, some of them from outside the Island, that it will have to add to traffic congestion to a point. But there is a comprehensive traffic plan, and once again, for anybody who has got concerns about traffic, we have already met with a number of people, including the Constable of St. Helier, to provide briefings. If anybody wants a specific briefing on any element of the project we are very happy to provide this.

3.1.7 Deputy H.L. Jeune:

Thank you, Minister, for those assurances that we will get a further briefing. Why we asked the question is because the Minister for Housing, in his letter to the E.H.I. (Environment, Housing and Infrastructure) Scrutiny Panel was concerned about the impact on the rental market and the impact on this. Just to confirm, Minister, you talked about talking to Andium about providing the accommodation for off-Island workers. How many units have been put aside or been earmarked for off-Island workers, and how much is the budget for this?

Senator T.J.A. Binet:

I do not believe there are any specific number of units that have been put aside at the moment. This is an ongoing piece of work, and we will only be able to use the accommodation from Andium at any given point

in time that is not required by local people. I do not carry the figure for that project on the top of my head, but once again, I am very happy to provide that information later.