

19.10 Connétable I. Gardiner of St. Helier of the Minister for the Environment regarding the Extension of Time Dangerous Building Notice issued in respect of 106 and 108 Rouge Bouillon. (OQ.59/2026)

Further to the Extension of Time Dangerous Building Notice, issued in respect of 106 and 108 Rouge Bouillon, will the Minister advise when the road and footpath are expected to reopen fully and what action will be taken if the required works are not completed within the extended period?

Senator M.R. Le Hegarat (The Minister for the Environment):

Can I query this because we did ask that should this come to me, bearing in mind we now have a Minister for Planning and Regulation? I am happy to take it but I just thought it was more appropriate for that person to answer it.

The Bailiff:

Well it is a question to you unless the questioner agrees to another Minister responding to it. Are you content for the Minister for Planning and Regulation to respond to this question?

The Connétable of St. Helier:

Absolutely.

[16:00]

Senator Sir M.J. Boleat (The Minister for Planning and Regulation):

I thank the Connétable for the question. Despite the 6-week timeframe provided to enable the property owners to appoint contractors and undertake the necessary work, progress was not made to address the matter. Therefore, the Regulation directorate exercised powers under Article 69 of the Planning and Building Law to enter the land and carry out the works required to make the structure safe. Works commenced on Saturday and are anticipated to take up to 2 weeks to complete. The directorate has worked with the landowners throughout this process and remain committed to ensuring that the necessary measures are implemented as quickly as possible in the interests of public safety.

19.10.1 The Connétable of St. Helier:

I am grateful to the Minister and grateful to the Government to take in and start to do the work and that it will be completed within 2 weeks. Would the Minister confirm that the charge for this work will be borne by the owners or the insurance and not by the public?

Senator Sir M.J. Boleat:

It would be the intention to recover the cost of the work from the property owners as permitted in the law.

19.10.2 Connétable A. Howell of Trinity:

I wonder if the Minister will be kind enough to look into the length of time it has taken to get this sorted. It has been very difficult because there are a lot of diversions come down Trinity Road and then there has been a further very long wait for these traffic lights. I think it has been a very long process and I just wondered if in future we might be able to make it shorter.

Senator Sir M.J. Boleat:

I find myself greatly frustrated with the time to do things in this Assembly in various respects, and this is one of them. The fact is we have had to comply with the law. The Dangerous Structure Notice was initially issued for 4 weeks, which was a reasonable timeframe to obtain the necessary surveys, appoint contractors and for the work to be carried out. At the end of the 4-week period there seemed to be agreement between the separate owners to appoint contractors and therefore a further 2-week extension was granted, which was not unreasonable under the circumstances. However, progress stalled and no actions had been taken on the expiry of the extended period, so I also regret the timeframe but we have to do things in accordance with

procedures. I do hope the work will be completed as quickly as possible; I understand the problems it is causing.

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

Given the Minister's answer to the previous question, and noting what he said previously in his speech, what improvements has he seen that could be made to make the timescale more improved in future time and what action will he take?

Senator Sir M.J. Boleat:

That is a really good question. It is not easy, there are multiple owners of the property. If it was a single owner then that might be different. They also have to consider what the insurance aspects are, and these things also take time. Personally, I welcome the shortening of all timescales for almost everything, and I undertake that we will have a look at this but one has to give reasonable notice to the people concerned. If we fail to do that we could be equally criticised, but I do undertake we will look at them. What we could have done is say at the end of 4 weeks: "Sorry, you have had your 4 weeks, that is it" then I think there would have been some criticism. Look, we are nearly there. It is something we all have in life. We give a deadline and someone says: "Just give me a week" and then it does not happen. If we had known it was not going to happen we clearly would not have given the extension, but it seemed a reasonable prospect at the time.

19.10.4 Deputy L.V. Feltham:

Given the public interest in this particular case and the disruption that it has caused, does the Minister agree with me that this is a very good example of why we require robust, well-resourced and timely regulation?

Senator Sir M.J. Boleat:

I am an enthusiastic supporter of robust and timely regulation and enforcement action where it is appropriate, and this is one such case.

19.10.5 The Connétable of St. Helier:

I recognise that the Minister was not in the post over the last 6 weeks that this was ongoing. One of the difficulties was there was no communication from the Government on an ongoing basis of what was happening. Would the Minister ensure that the residents, school, businesses, road users, the public would receive updates online that it will be clear, is it going on plan, would it be delivered within 2 weeks and what is next?

Senator Sir M.J. Boleat:

It is absolutely appropriate that information is provided to residents who are affected. I cannot give the answer I would like to on that. I will take it back but say, in general, that it is important that people are kept informed.