STATES OF JERSEY

PROPOSED BUDGET 2027-2030 (P.73/2026): NINETEENTH AMENDMENT

LE SQUEZ

Lodged au Greffe on 24th November 2026
by Deputy K.M. Wilson of St. Clement
Earliest date for debate: 8th December 2026

STATES GREFFE

PROPOSED BUDGET 2027-2030 (P.73/2026): NINETEENTH AMENDMENT

1 PAGE 3, PARAGRAPH (l) –

After the words "Appendix to the accompanying Report" insert the words –

", except that –

(a) on page 59, in Table 19, there should be a new line inserted entitled "Le Squez" with £400,000 allocated to the 2027 estimate, and the 2027 estimate for "Investing in Jersey" reduced by £400,000"; and

(b) on page 60 the words "required that will result in amendments to the project in future budgets" should be substituted with the words "being funded through allocation of feasibility funding for 2027 to allow the work to commence in 2028.""

DEPUTY K.M. WILSON OF ST. CLEMENT

Note: After this amendment, the proposition would read as follows –

THE STATES are asked to decide whether they are of opinion –

to receive the Budget 2027 – 2030 specified in Article 9(1) of the Public Finances (Jersey) Law 2019 (the Law) and specifically –

(a) to approve the estimate of total States income to be paid into the General Revenue Fund in 2027 as set out in Appendix 2 – Summary Table 1 to the Report, which is inclusive of the proposed taxation and impôts duties changes outlined in the Budget, in line with Article 9(2)(a) of the Law;

(b) to approve the estimate of total States income to be paid into the Jersey Capital Investment Fund in 2027 as set out in Appendix 2 – Summary Table 2 to the Report, which is inclusive of the proposed taxation and impôts duties changes outlined in the Budget, in line with Article 9(2)(b) of the Law;

(c) to approve the proposed amount to be appropriated from the General Revenue Fund for 2027, for each head of expenditure, being gross expenditure less estimated income (if any), in line with Articles 9(2)(c), 10(1) and 10(2) of the Law, and set out in Appendix 2 – Summary Table 3 of the Report;

(d) to approve the proposed amount to be appropriated from the Jersey Capital Investment Fund for 2027, for each head of expenditure, being gross expenditure less estimated income (if any), in line with Articles 9(2)(d), 10(1) and 10(2) of the Law, and set out in Appendix 2 – Summary Tables 4 and 5 of the Report;

(e) to approve the transfers from one States fund to another for 2027 of up to and including the amounts set in Appendix 2 – Summary Table 6 in line with Article 9(2)(e) of the Law;

(f) to approve the proposed Changes to Approval for financing/borrowing for 2027, as shown in Appendix 2 – Summary Table 7 to the Report, which may be obtained by the Minister for Treasury and Resources, as and when required, in line with Article 9 (2)(f) of the Law, of up to those revised approval amounts;

(g) to approve for each project that is to be started in 2027 and that has not previously been set out in an approved Budget, the total cost of each such project, in line with Article 9(2)(g), and (h) of the Law and as set out in Appendix 2 – Summary Table 8 to the Report;

(h) to approve any amendments to the proposed total cost for each project that has previously been approved in a Budget, in line with Article 9(2)(i) of the Law and as set out in Appendix 2 – Summary Table 8 to the Report;

(i) to approve the estimated income, being estimated gross income less expenditure, that each States trading operation will pay into its trading fund in 2027 in line with Article 9(2)(j) of the Law and set out in Appendix 2 – Summary Table 9 to the Report;

(j) to approve the proposed amount to be appropriated from each States trading operation's trading fund for 2027 for each head of expenditure in line with Article 9(2)(k) of the Law and set out in Appendix 2 – Summary Table 10 to the Report;

(k) to approve the estimated income and expenditure proposals for the Climate Emergency Fund for 2027, in line with the terms of reference for the Fund in Government Plan 2020 - 2023 as set out in Appendix 2 – Summary Table 11 to the Report; and

(l) to approve, in accordance with Article 9(1) of the Law, the Budget 2027-2030, as set out in the Appendix to the accompanying Report, except that –

on page 59, in Table 19, there should be a new line inserted entitled "Le Squez" with £400,000 allocated to the 2027 estimate, and the 2027 estimate for "Investing in Jersey" reduced by £400,000"; and

on page 60 the words "required that will result in amendments to the project in future budgets" should be substituted with the words "being funded through allocation of feasibility funding for 2027 to allow the work to commence in 2028.".

REPORT

This purpose of this amendment is to establish a dedicated revised funding allocation in 2027 to commence the feasibility, design, consultation and preparatory work necessary to progress the redevelopment of Le Squez Youth and Community Centre and to allow work to commence in 2028 to avoid further delay of this vital capital project.

Allocating £400,000 in the 2027 budget will demonstrate a commitment to undertaking the required feasibility work needed to advance the project. It is anticipated that this will allow the Minister for Children and Families to complete an updated business case, feasibility assessment and preferred design by Q3 of 2027 and producing a revised capital investment programme by for inclusion in the 3-year budget cycle 2028-2030.

The project should then be ready for formal capital approval in Q4 2027 and for procurement to commence in early 2028, with construction and programme completion to be delivered before the end of the political term in 2030.

The objective is to move the development from a repeatedly deferred capital commitment to a properly developed, costed and deliverable project.

Background and justification

The redevelopment of Le Squez Youth Centre is not a new proposal. It has been recognised as a priority for successive Governments, with funding and delivery dates repeatedly revised.

The project appeared in successive Government Plans from 2019 onwards, initially with an anticipated delivery in 2022–2023. It was subsequently deferred, disappeared as a major project in 2022 and reappeared in 2023 with an allocation of £7.5 million.

Despite that commitment, the development has not progressed to the point of an agreed design and deliverable construction programme.

In November 2024, I brought an amendment to the Government Plan seeking to accelerate the project following engagement with the Le Squez Community Development Group, whose members highlighted the history of delay on the proposed development. The amendment was unsuccessful, and Government subsequently prioritised the new North of St Helier Youth Centre, with Le Squez scheduled to follow its completion.

In June 2025, the Minister for Children and Families confirmed that further feasibility, building design, updated plans and consultation would be required to advance the project. The work was expected to take approximately 12 months. The Minister acknowledged that the full costs of the capital project had not been established and that it was unlikely to be brought forward until the detailed feasibility work had been completed.

The 2026-2029 budget committed to re developing the centre and retained an indicative allocation of £7,497m as part of the capital programme during this period with £4.58m allocated in 2028 and £2.997m in 2029.

In November 2025, I requested an update. The position was that very little progress had been made to commit funding to the feasibility and building design work and in March

2026, the Minister confirmed that funding has not been identified and therefore not started.

The delays to the development of Le Squez youth and community club have not simply been a shortage of construction funding or the sequencing of competing capital projects but an inability to recognise and prioritise Le Squez as a community in need and to provide the resources necessary to develop the project to a stage where it can be delivered.

The position in the Proposed Budget 2027–2030

The budget retains the Le Squez project with an overall allocation of approximately £7.497 million. The following shows how this is proposed to be allocated

2027	£0
2028	£1.381m
2029	£6.116m
2030	0
TOTAL	**£7.497m**

Although the retention of the funding is welcome, the proposed profile does not adequately address the work required to prepare the project for delivery.

There is no dedicated allocation in 2027 to complete the feasibility assessment required, develop a preferred design, consult with the community, establish the detailed scope, undertake surveys or prepare the project for planning and procurement.

This creates an obvious delivery risk.

The profiling of the 2027-2030 budget effectively assumes that the project can move into substantial capital expenditure in 2028/29, despite the fact that the necessary development work has not been completed.

The experience of previous years demonstrates the consequences of this approach. Funding can remain within the capital programme while the project itself makes little or no progress.

A capital allocation without a funded development programme is not, in itself, a deliverable project.

Why funding must be provided in 2027

A dedicated allocation of £400,000 in 2027 would enable the Minister to commence the essential preparatory work and provide the States Assembly with a properly costed and deliverable scheme and allow work to commence again in 2028.

It would be unreasonable to expect all this work to be undertaken in 2028 without a dedicated budget allocated in 2027.

The ambition for Le Squez

The original ambition for Le Squez was to create more than a replacement youth club. It was intended to provide a community hub and a safe, welcoming environment where children and young people could meet, socialise and participate in activities.

That ambition should be retained and strengthened and developed around six principles -

1) A facility designed around the needs and aspirations of young people.
2) A flexible community space that can accommodate different age groups and activities.
3) A strong connection between youth services, schools, families and community organisations.
4) Opportunities for sport, recreation, education and personal development.
5) An accessible, inclusive and safe environment.
6) A sustainable facility with manageable long-term operating and maintenance costs.

The development should include the following facilities, subject to the site assessment and consultation.

a) Youth activity and social space - a principal youth activity area capable of accommodating different age groups, informal social activities, group sessions and supervised programmes flexible enough to support both structured and informal youth work.

b) Multi-purpose community rooms suitable for:

- Educational and skills workshops,
- Mentoring and personal development.
- Parent and family engagement.
- Community meetings.
- Small-group activities,
- Partnership working with schools and local organisations.

c) Sport and physical activity that includes provision for indoor physical activity and links to outdoor recreational space, working with Jersey Sport and other providers. The design should consider opportunities for activities that appeal to different ages and abilities, including young people who may not participate in organised competitive sport.

d) Digital and cultural arts facilities with appropriate space and equipment for digital learning, creative activities, media, music and practical skills development.

e) Space to provide support and wellbeing where private, appropriately designed rooms are available to young people so they can access confidential

conversations, advice and support from suitably qualified youth workers and partner organisations.

f) Outdoor and community space where there are opportunities for:

- Safe outdoor recreational space.
- Informal sports and play.
- Seating and social areas.
- Landscaping and biodiversity.
- Accessible external routes.
- Community gardening or other locally identified activities.

There is significant benefit and value in investing in this capital development which should be linked to the Asset-Based Community Development approach being progressed in Le Squez. Since July 2024, this has involved Head Teachers at Samarès School, Clos Mourant Community Hub, Jersey Sport, Jersey Youth Service, Government of Jersey Active Travel Team. Building Safer Communities, Baby Basics, the Play Collaborative, Andium, local churches, local entrepreneurs and innovators, Honorary and States police, parents members of the parish, and the wider community working together all of whom agree that the benefits to a modern facility will bring:

- A modern and more appropriate youth facility with better access to safe and inclusive youth provision and greater opportunities for preventative youth work.
- Increased participation in structured and informal activities with greater opportunities for sport, recreation and skills development
- A stronger focal point for community activity offering greater involvement of young people in decisions affecting their community.
- Improved access to mentoring and support and greater opportunities for intergenerational engagement.
- A reduced reliance on fragmented or temporary provision.
- More effective partnership working and better utilisation of existing community resources.
- A capital investment with measurable social outcomes.

By 2028, 5 years will have passed since the original £7.5 million approval was established in 2023. Given the passage of time, it is appropriate to revisit the original cost assumption. For budget planning purposes only, £10 million is proposed and intended as an initial investment envelope which includes the £400,000 development allocation in 2027. The feasibility work will determine whether refurbishment, extension or a more substantial redevelopment provides the best value for money.

Proposed (indicative) annual funding profile

This profile below provides a more realistic sequence of expenditure and gives the Minister sufficient time to prepare the project properly. It also avoids placing an unrealistic expectation on Government to move directly from an undeveloped project to major construction expenditure in one year enabling the treasury to track expenditure against a defined allocation for each year of the scheme.

2027	£400k	Feasibility, surveys, consultation, design and business case preparation
2028	*£2.0m. **(£1.38m)**	Detailed design, planning, procurement & enabling works
2029	*£6.0m **(£6.11m)**	Main construction & redevelopment
2030	*£1.6m	Contingency, completion, fit out, external works & commissioning
	***£10m** **(£7.49m)**	*Proposed revised indicative assumption (original in red)

Maintaining youth provision during redevelopment

An important consideration is the need to maintain the existing youth service while development takes place. This was one of the reasons previously given for reviewing the original design, which was considered likely to cause substantial disruption to the operation of the existing centre. The feasibility assessment should therefore examine construction options which minimise disruption.

These should include:

- Phased construction where practicable.
- Temporary alternative accommodation.
- Partnership arrangements with nearby facilities.
- Continuity of youth workers and existing programmes.
- Appropriate safeguarding and transport arrangements.

Young people should not lose access to the existing youth service because redevelopment is proposed.

The provision of temporary accommodation and continuity arrangements should also be included in the capital business case.

Financial control and value for money

The proposed initial allocation of £400k should be treated as a defined development budget, with clear financial controls. Subject to approval by the Assembly, the Minister will then be able to proceed to:

1) Establish a project board with appropriate departmental and property expertise.
2) Appoint a suitably qualified project manager and commission an independent cost assessment.
3) Maintain a project risk register.
4) Establish clear financial reporting and approval arrangements.
5) Report on expenditure against the development allocation.

6) Ensure that any proposed changes to the original scope are documented and justified.
7) Provide an updated business case before seeking approval for the main construction programme.

The development allocation should not become an open-ended feasibility fund. Its purpose is to produce a defined set of outputs and a decision-ready capital proposal.

The Minister will also be able to identify the anticipated revenue implications of operating the completed facility, including staffing, utilities, maintenance, cleaning and programme delivery within the final business case. The capital investment should be assessed alongside its long-term operating costs to ensure that the Island is not left with a modern building but insufficient resources to provide the services it was intended to support.

Expected Outcomes

The development should be evaluated against measurable social outcomes rather than just simply the completion of a construction project. The benefits to be realised have been mentioned earlier in this report.

Baseline measures should be determined during 2027 and report on participation, usage, activities, user satisfaction and outcomes after the facility opens.

Conclusion

The redevelopment of Le Squez Youth Centre has been promised, deferred, redesigned and reconsidered over a number of years. The government has repeatedly reaffirmed its commitment to the redevelopment of Le Squez but the continued movement of funding between successive budgets demonstrates that a financial commitment alone is insufficient to secure delivery. A dedicated allocation for feasibility and design work would provide the necessary foundation for a decision in the 2028 budget and thereafter a realistic programme for delivery.

The latest Budget continues to recognise the importance of the project and retains a substantial capital allocation. However, the absence of any funding in 2027 for feasibility and design work risks repeating the same pattern of delay. The table below shows how the financial profiling has changed over time:

Budget	*Indicative allocation 2027	*Indicative Allocation 2028	*Indicative allocation 2029/30
2026-2029	£0	£4.4m	£2.99m
2027-2030	£0	£1.38m	£6.11m
Proposal	**£400k**	**£2.0m**	**£7.6.m**

The revised calculations laid out in the 2027-2030 budget show how the scheme has been financially reprofiled again the 2026-2029 budget proposal.

There is little justification for continuing to defer the preparatory work when the need for a modern youth facility is established, the community has repeatedly expressed its support for redevelopment and the existing project has already been subject to years of consideration.

The proposed £400k allocation in 2027 is a relatively modest but essential investment in getting the project ready. It would enable the Council of Ministers to establish what should be built, how it should be delivered, what it will cost and how it will benefit young people and the wider community.

Young people in Le Squez need more than another commitment in a Government Budget. They need a funded programme of work, a clear timetable and an accountable plan for delivery.

The opportunity presented by the 2027–2030 Budget is to finally move the project beyond repeated promises and ensure that a modern youth and community facility becomes a reality for St Clement.

Financial and staffing implications

The amendment seeks to allow the Minister for Children and Families to demonstrate that the development of the Le Squez Youth and Community Centre moves from aspiration to delivery with an initial allocation of £400,000 in the 2027 budget.

Children's Rights Impact Assessment

A Children's Rights Impact Assessment (CRIA) has been prepared in relation to this proposition and is available to read on the States Assembly website.