STATES OF JERSEY

LAND TRANSACTIONS UNDER STANDING ORDER 168(3) – ACQUISITION OF LAND – GAS PLACE

Presented to the States on 25th November 2026
by the Minister for Infrastructure

STATES GREFFE

REPORT

Decision(s): Under Standing Order 168(3), the Minister for Infrastructure hereby notifies the States that he has accepted the recommendation of Jersey Property Holdings to agree to the following –

(a) Land transaction –

Summary

To approve the acquisition of two parcels of land at Gas Place, currently owned by Andium Homes Limited, to support the delivery of the proposed new Town primary school (agreed as part of the Budget 2026 – 2029) and associated public realm developments.

The mechanism agreed by the States Assembly for the acquisition of the land is that the parcels of land are purchased from Andium for the nominal amount of £1. Andium Homes Limited originally acquired the site for £10 million. To ensure Andium Homes Limited is appropriately compensated for its prior investment and to support its housing programme, it has been agreed that the annual return ordinarily payable by Andium Homes Limited to the Government be reduced by £1.5 million per year for 10 years (total £15 million).

The approach now being taken preserves Government capital, avoids delays to other priority projects, and ensures Andium Homes Limited is not financially disadvantaged.

The Minister hereby authorises, as applicable, the Attorney General and the Greffier of the States to pass any contract which is required to be passed on behalf of the Public; and the Director of Property Holdings to conclude any contract which is required to be concluded on behalf of the Public.

After the expiry of 15 days following presentation to the States the transaction may be concluded.

Further information on this decision may be viewed in due course at: https://www.gov.je/government/planningperformance/pages/ministerialdecisions.aspx under Ministerial Decision reference MD-INF-2026-944.

Background report

Andium Homes Limited originally acquired the site, comprising a mix of residential and commercial properties, with the intention of delivering a major redevelopment including 297 residential units (1-, 2-, and 3-bedroom apartments), commercial units, semi basement parking, ancillary spaces and public realm improvements. The scheme was subsequently withdrawn, and the States Assembly determined that the site should instead be used for a new town primary school.

When Andium Homes Limited purchased the land in 2017, the company which owned the Thomas Edge Apartments, GS Capital, already held rights:

- to park 10 vehicles on the site,
- to maintain a dedicated bin store,
- to receive temporary replacement parking during redevelopment, and
- to retain 10 permanent parking spaces and a bin store once redevelopment was completed.

These rights restrict the usable development area and diminish the site's open-market value.

Following extended legal dispute, GS Capital issued an Order of Justice requiring Andium Homes to fulfil these rights due to prolonged uncertainty over an eight-year period. Negotiation and mediation were unsuccessful, and to avoid further legal proceedings, Andium Homes agreed to a Consent Order, transferring a portion of the western end of the site to GS Capital. This accounts for the excluded section of land as shown in the attached Location Plan in Schedule 1 of this report.

Land Valuation for Stamp Duty Purposes

Using the land valuation rate of £14.86 per m² for education-zoned land, the site—comprising approximately 8,637 m²—would ordinarily produce an impaired valuation of £128,259.

Applying this valuation matrix, each parcel would be valued for stamp duty purposes as follows:

- **Western Site Thomas Edge House**

  Area: 5,921 m²

  Calculated valuation: £87,986. Rounded valuation for stamp duty: £88,000

  Stamp duty: £910 (£820 + £90)

- **Eastern Site 1-4 Fauxbie Villas**

  Area: 2,716 m²

  Calculated valuation: £40,359 Rounded valuation for stamp duty: £40,400

  Stamp duty: £292 (£202 + £90)

Total Stamp Duty Payable: **£1,202**

Location Plan

