

# STATES OF JERSEY



## MEANWHILE USE OF THE FORMER GAS PLACE SITE (P.48/2025): AMENDMENT

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Lodged au Greffe on 1st July 2025  
by Deputy A.F. Curtis of St. Clement  
Earliest date for debate: 8th July 2025

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STATES GREFFE

MEANWHILE USE OF THE FORMER GAS PLACE SITE (P.48/2025):  
AMENDMENT

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**1 PAGE 2 –**

Redesignate the existing wording as paragraph (a).

**2 PAGE 2 –**

After the words “local shareholders” insert the words “with any development to consider community or short-term economic uses (including temporary tenancies) provided such use does not impede any long-term plans for future development;” and after the words “beneficial to the community” insert the words “or be economically constructive in the interim”.

**3 PAGE 2 –**

After paragraph (a) insert a new paragraph (b) –

“(b) that in the event the site is acquired by the public of the Island, or by any publicly owned or States-owned entity, the expectations in paragraphs (a) and (b) shall continue to apply under such ownership until development for long-term use commences.”.

DEPUTY A.F. CURTIS OF ST. CLEMENT

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

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

- (a) that upon its vacation by the current users, and until such time as long-term development commences, ‘meanwhile’ use shall be made of the former Gas Place site (including the former Gas Place showroom site), with the development of that use to be informed by engagement with relevant local stakeholders, with any development to consider community or short-term economic uses (including temporary tenancies) provided such use does not impede any long-term plans for future development; and to request the Minister for Treasury and Resources (in her capacity as shareholder representative) to request Andium Homes to work with such stakeholders to develop and implement ‘meanwhile’ use of the site that will be beneficial to the community or be economically constructive in the interim.
- (b) that in the event the site is acquired by the public of the Island, or by any publicly owned or States-owned entity, the expectations in paragraph (a) shall continue to apply under such ownership until development for long-term use commences.

## **REPORT**

### **Summary**

This amendment supports the principle established in Deputy Warr's proposition—that the former Gas Place site should not remain idle while awaiting long-term redevelopment. It reinforces the importance of ensuring productive use of public land, particularly in St. Helier.

The amendment seeks to introduce greater flexibility by explicitly allowing a wider range of 'meanwhile' uses, including community-focused activities, temporary tenancies, short-term economic functions such as storage or construction support, or other low-cost uses that bring value without compromising future development.

Lastly, it clarifies that these expectations should remain in place regardless of whether the site is retained by Andium Homes or acquired by the Government of Jersey or another publicly owned entity.

### **Context**

The principle at the heart of Deputy Warr's proposition is sound: public land should be used productively during the period between vacancy and long-term redevelopment. This amendment builds on that principle by advocating for a broader, more flexible approach to 'meanwhile' use.

Jersey has seen several prominent sites - including La Folie, St. Saviour's Hospital, and more recently Philip Le Feuvre House (La Motte Street offices) sit unused for extended periods. Such vacancies can lead to physical deterioration, missed opportunities for community benefit, and public frustration about the effective management of public land.

It is therefore important that we encourage short-term uses that deliver tangible value without getting in the way of long-term plans. These might include community initiatives, temporary recreational facilities, or even practical uses like supporting nearby construction activity. Indeed, the Gas Place site is currently used by RoK, Andium Homes' delivery partner on the Maison Les Arches construction programme. This demonstrates the site is capable of having a low-cost, effective interim use without the need of Planning Permission, and that it is beneficial to use the site as such.

By clearly enabling a range of possible temporary uses, this amendment ensures that the site remains active, relevant, and responsive to the Island's needs while safeguarding future development potential.

### **Conclusion**

Members are asked to support this amendment to P.48/2025 as a practical and responsible enhancement to the original proposition. It strengthens the commitment to finding productive interim use of the Gas Place site, while providing the necessary flexibility to ensure that such use is achievable under varying conditions of timing, ownership, and readiness for redevelopment.

The amendment maintains the original intent to serve the community but recognises that a variety of short-term uses - whether social, economic, or operational—can bring value without undermining long-term plans.

In doing so, it reinforces a broader principle - that the Government of Jersey and its publicly owned entities must act as effective stewards of public land, ensuring that assets do not lie idle when they can meet needs today.

### **Financial and staffing implications**

This amendment does not foresee any change to the financial and staffing implications of the original proposition.

### **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.