

2026.03.24

3.10 Deputy D.J. Warr of St. Helier South of the Minister for Infrastructure regarding alternative uses of Philip Le Feuvre House (OQ.48/2026):

I know I am becoming his favourite Deputy. Will the Minister advise what consideration, if any, was given to alternative uses of Philip Le Feuvre House, including whether consideration was given to the potential for providing green space or reducing housing density in the area?

Connétable A.N. Jehan of St. John (The Minister for Infrastructure):

I do not want to disappoint the Deputy, but he is not in my top 20 yet. [Laughter]

The Deputy Bailiff:

Careful, Minister, you might get a question on who is in the top 20.

The Connétable of St. John:

As a former Minister for Housing, I am sure the Deputy is aware that the use of the site had been agreed by the previous Assembly. There were, however, a number of alternative proposals made for the site, and these were given full and serious consideration by the Regeneration Steering Group, including most recently at a meeting on 19th November 2025. Generally, they required capital for the development that would have resulted in an ongoing revenue burden on the Government to maintain. This included a park and also included the use of the site as a car park. They would also have resulted in the need to reconcile the value of the building to the Social Security Fund. That is why we have proceeded as we have done, which we believe represents the best value for the public and meets our policy of reducing the number of States properties instead of continuing to hold on to empty buildings which we have no need for.

3.10.1 Deputy D.J. Warr:

Can the Minister confirm if any conversations were held with Andium Homes because clearly a deal was done on Gas Place with the department for Andium Homes to sell that site? Is there not an opportunity for Andium Homes here to purchase this site and maybe potentially reduce the return to Government, which I know Deputy Mézec is so keen to see reduced?

The Connétable of St. John:

I am happy to confirm that both Andium Homes and the States of Jersey Development Company were engaged to see if they were interested in the site. Neither provided bids, and we are where we are.

3.10.2 Deputy I. Gardiner of St. Helier North:

I am grateful to the Minister that he mentioned alternative uses which were considered. Would the Minister confirm if the Parish representatives were involved and, if any engagement was taken with the Parish, if the Parish would be willing to take it all on?

The Connétable of St. John:

We did have discussions with the Parish, and the Parish put in a bid, but that was not deemed to be sufficient for the Social Security Fund, the owners of the building, and therefore we did not proceed with that initiative.

3.10.3 Deputy I. Gardiner:

Would the Minister confirm only monetary value was considered or also social and the well-being values were incorporated into the scoring?

The Connétable of St. John:

I can say that the Parish's bid did not get anywhere near the point, but we did give serious consideration to alternative uses. We are concerned about the density, and that is why we accepted the middle bid, because we believe the density needs to be reasonable and not over cramped.

3.10.4 Deputy A.F. Curtis of St. Clement:

Staying on the alternative uses, the listing says that the use will ultimately be affordable housing, and the listing with the professional agent says freehold interest, offered as a single lot subject to affordable housing development conditions. Can the Minister clarify whether, given those appear not to be in there, that there are no restrictions that the developer could buy, no statutory mechanisms to compel the current use or any use by the future owner?

The Connétable of St. John:

The site was listed in the Bridging Island Plan, which the Deputy is very familiar with, and any planning application will have to meet the planning guidelines at the time of application.

3.10.5 Deputy A.F. Curtis:

Will the Minister identify and share with Members where in the Bridging Island Plan, under which policy, this site was safeguarded for 100 per cent affordable homes? As, to my understanding, while it may feature in the preamble as a Government-owned site, the Minister's assertion that that would be the protection may not be well founded.

The Connétable of St. John:

I have to give way to my colleague, whose knowledge of the Bridging Island Plan is far greater than mine. I have not kept up with it since the debate some 5 years ago.