

THE STATES OF DELIBERATION
of the
ISLAND OF GUERNSEY

21st October 2026

Proposition No. P.2026/68

The Committee *for* Health & Social Care

Children's Services Hub

AMENDMENT

Proposed by: Deputy S Williams

Seconded by: Deputy S Kazantseva-Miller

To insert an additional proposition as follows:

“SHOULD PROPOSITION 1 AND PROPOSITION 2 CARRY

- 3 (a) To agree that the Committee *for* Housing shall have the right of first refusal over the future use of the land at Lukis House, Swissville and Garden Hill for the delivery of Affordable Housing and mixed tenure housing, with such use to be given priority over alternative uses of the sites, subject to the Committee for Housing confirming the suitability and viability of the land for housing development;
- (b) To direct the Committee *for* Housing, in consultation with the Policy & Resources Committee, to identify the land required for housing development at these sites and undertake an outline viability assessment in order to identify preferred development strategies;
- (c) To direct the Committee *for* Housing to confirm its intentions for the use of such land no later than 31 December 2028 or 18 months before the planned opening of the new Children's Hub, whichever is earlier;
- (d) To direct the Policy & Resources Committee to reserve the land identified by the Committee *for* Housing under sub-paragraph 3(b) for housing purposes and, subject to any necessary statutory and property approvals, to make the land available for housing development following its vacation by the existing Health and Social Care users;

(e) To direct the Policy & Resources Committee, not to allocate or commit any of the land at Lukis House, Swissville or Garden Hill to alternative uses until the Committee *for* Housing has had the opportunity to exercise its right of first refusal under sub-paragraph 3(a) unless the Committee *for* Housing has failed to confirm its intentions within the timeline specified in sub-paragraph 3(c).”

Rule 4(1) Information

- a. The Propositions contribute to the States’ objectives by seeking to prioritise for housing individual States properties vacated by the creation of the Children’s Services Hub, and directing a process to assess viability and delivery before considering other uses.
- b. In preparing the Proposition, consultation has been undertaken with the Policy & Resources Committee.
- c. The Proposition has been submitted to His Majesty’s Procureur for advice on any legal or constitutional implications.
- d. The financial implications to the States of Guernsey in discharging this work are expected to be absorbed within the operational costs of the Committee *for* Housing and the Policy & Resources Committee.
- e. The Proposition has been submitted to the States’ Greffier for drafting advice.

EXPLANATORY NOTE

The Policy Letter notes that housing is a possible future use for the properties identified to be vacated as a result of the development of the Children’s Services Hub. This is in line with the consultation that was undertaken at the time the Policy Letter was prepared. However, the Policy Letter does not expressly commit these sites for housing purposes as that is beyond the mandate of the Committee *for* Health & Social Care. This Amendment seeks to affirm the intention that three of the properties will be considered for housing in the first instance, namely Lukis House, Swissville and Garden Hill. These are already suitably zoned within the Island Development Plan (IDP) to facilitate housing development.

The Committee *for* Housing is intending to bring forward a business case asking the States to approve funding for the development of Affordable Housing as outlined in its Outline Housing Delivery Plan. The three sites included in this Amendment are not included within the scope of that funding request, noting that they are unlikely to be

vacated within the time period envisaged for the next phase of the Affordable Housing Development Programme. Notwithstanding, the Committee *for* Housing wishes to secure the States support in using these properties to develop a pipeline of future sites should they be required. Development proposals for these sites would either be subject to a future capital funding request, or as a substitute for an intended site that cannot be delivered.

This Amendment does not incorporate the Perruque House or Le Carrefour. This is because the status of these sites within the IDP is currently subject to proposals laid by the Development & Planning Authority. Rather than seeking to introduce an Amendment contingent on the outcome of a future debate, it would appear more pragmatic to present a suitable Amendment for consideration at that time, contingent on the agreement of appropriate changes to the L'Aumone Local Centre Regeneration Area. In considering these two properties, the Committee *for* Housing is cognisant that they form part of a considerably larger area subject to a Development Framework. However, as the political objective here is to ensure a pipeline of suitable sites for mixed tenure or Affordable Housing, the Committee considers it will be appropriate to bring forward a secondary proposition of this nature.

The focus on Lukis House, Swissville and Garden Hill is a proportionate and pragmatic action as the Committee seeks to develop the Affordable Housing pipeline that is currently lacking.