



Policy & Resources Committee

The Presiding Officer
The Royal Court
St Peter Port
Guernsey
GY1 2PB

Sir Charles Frossard House
La Charroterie
St Peter Port
GUERNSEY
GY1 1FH

+44 (0) 1481 227000
policyandresources@gov.gg
www.gov.gg

16 September 2026

Dear Madam

LETTER OF COMMENT ON P.2026/68 - CHILDREN'S SERVICES HUB POLICY LETTER

I refer to the above Policy Letter which is scheduled for debate by the States of Deliberation ("the States") on 21 October 2026. The Policy Letter seeks:

- the States approval of plans to refurbish and extend Raymond Falla House to deliver a Children's Services Hub; and
- authority for the Policy & Resources Committee ("the Committee"), following consideration and approval of the Full Business Case, to increase the capital vote for this project, and to approve and release up to a maximum of £22 million from the General Revenue Reserve.

The Committee is grateful to the Committee *for* Health & Social Care for its collaborative approach to engagement as the project's proposals have matured.

The Committee is of the view that this project provides a clear opportunity to invest in service improvements for children and families. Alongside which the changes will significantly reduce the long-term estate costs, avoid substantial annual maintenance costs and free up premises and sites for repurposing or disposal.

The Committee supports the Committee *for* Health & Social Care's preferred option, Option 3 – refurbish and extend Raymond Falla House - as following the assessment of costs and benefits, alongside the States strategic priorities, the Committee considers that the project's preferred option represents a value for money and affordable investment, delivering long-term service improvements and estate benefits.

Option 3 does not yet deliver all of the service user and property benefits which will be addressed through the detailed design stages. The design refinements will not materially change the overall risk profile or affordability of the project. Activity in progress, under the children and families super priority, is looking at enhancing service

co-ordination and integration for early help services which will usefully support this next stage of design.

Maximising the flexibility of use of the available space will be important as part of future proofing the property for changing service needs.

In addition to improving outcomes for children and families the project also supports the more efficient use of States' property. As set out in the Policy Letter, successful delivery of the project would enable the release of a number of States-owned properties currently occupied by Children's Services, including Lukis House, Swissville, Garden Hill, Perruque House and Le Carrefour.

The release of these sites offers a rare opportunity to repurpose strategically located land to meet a range of future Island and States' requirements. Within the Island Development Plan and its review, all of these sites are in areas where development is generally supported. The Committee is of the view that these sites have strong redevelopment potential and could make a meaningful contribution towards meeting future housing, community, economic and public service needs. The value of these sites lies not only in the rationalisation and disposal of ageing and inefficient buildings, but in the opportunity to unlock strategically located land that can respond to a wide range of future States' requirements of their estate and changing priorities.

The Committee is aware that the Committee for Housing has a strong interest in how these sites might support increasing the Affordable Housing supply.

The most recent forecast shows that the estimated costs to complete all projects within Delivery are broadly in line with the agreed funding envelope, this includes the Children's Services Hub Programme with estimated costs of £17.1m. The Policy Letter includes a cost range of up to a maximum of £22m; reflecting the stage of investment and the effect that construction inflation, market conditions and price increases outside of the committee's control may have on final tendered costs. Whilst the Committee supports presenting a range, it expects the Committee *for* Health & Social Care to continue to pursue the strongest possible value for money and manage delivery with the aim of achieving a final cost closer to the current estimated costs.

The Committee trusts this Letter of Comment usefully informs the forthcoming debate.

Yours faithfully

A handwritten signature in dark ink, appearing to be 'Yvonne Burford', written in a cursive style.

Deputy Yvonne Burford
Vice-President

Cc: Deputy Oswald, President, Committee *for* Health & Social Care