



**Response to a Question Pursuant to Rule 14
of The Rules of Procedure of the States of Deliberation and their Committees**

Subject: LAND PURCHASES FOR THE PURPOSES OF HOUSING

States' Member: Deputy Inder

Date received: Thursday 24th July 2025

Date acknowledged: Friday 25th July 2025

Date of reply: Friday 8th August 2025

QUESTION 1

General Land Purchase

Please provide a list of land purchases, including the names of the sites that have been bought for the purposes of Housing since the start of last term and including this term. In a table form to include:

- Site name
- Cost of purchase including any legal fees associated with the purchase
- Name of the company or individual it was purchased from
- Where the ownership now resides; Property Services or transferred to the GHA
- Area of each parcel of land purchased
- Current planning status: e.g., housing allocation, light industrial, agricultural etc
- Which of the sites purchased are under development and how many homes are being built.

ANSWER

This information is generally in the public domain¹ but for ease of reference has been collated here to help to answer these questions efficiently and succinctly. The list has been restricted to land purchases leading to the exclusion of other land purchase transactions for utilities, boundaries etc, but has for completeness included the purchase of buildings for the purposes of housing which it is believed to be central to this set of questions.

¹ While land transactions are in the public domain through records held at the Greffe, the Committee has agreed to omit the personal details of the vendors on the basis that, at the time of sale, they would have had a legitimate expectation that this information would not be specifically published. The Committee is concerned that such a precedent may discourage individuals from engaging in future dealings with the States.

Site name	Cost of purchase	New owners	Area of land parcel purchased	Current planning designation	Stage of development	Number of properties being built
An area of land etc, situated at Sandy Lane, St Sampson <i>(now known as "La Vieille Plage")</i>	£610,000.00	Guernsey Housing Association LBG	2294 sq.m (1 Vergee and 15.99 Perch)	L'Islet Local Centre	Ongoing, due to complete Q3 2025	14 x specialised housing units
Three areas of land at Rue de Hurel, St Martin, forming part of a mixed tenure residential development <i>(now known as "Le Ménagement")</i>	£166,500.00	Guernsey Housing Association LBG	1173 sq.m total	Agriculture Priority Area (RH2 site under Rural Area Plan pre-IDP)	Complete	10 x partial ownership units (apartments across three buildings) as part of mixed tenure development alongside 16 private market units (4 x apartments and 12 x houses)
Land for access roads, parking and communal areas relating to the residential development known as "Le Ménagement", Rue du Hurel, St Martin	£87,501.00	Vieux Moulin Limited & Guernsey Housing Association LBG	5032 sq.m (3 Vergee and 2.75 Perch)	Agriculture Priority Area (RH2 site under Rural Area Plan pre-IDP)	Complete	N/A - communal areas associated with development above

Site name	Cost of purchase	New owners	Area of land parcel purchased	Current planning designation	Stage of development	Number of properties being built
An area of land etc known as Kenilworth Vinery, Saltpans Road, St Sampson / Vale; a house etc known as Excelsior House, Braye Road, Vale <i>(now forming part of the site known as "Parc Le Lacheur")</i>	£5,946,924.00	Purchased by States of Guernsey and transferred to Guernsey Housing Association LBG for £1.00	32915 sq.m (20 Vergee and 3.38 Perch); 5900 sq.m (3 Vergee and 24 Perch)	Housing Allocation (Bridge Main Centre)	Site cleared, detailed Flood Risk Assessment undertaken as per approved Development Framework requirement ² ; Active Mobility Plan also completed, both shared with stakeholders. SoG work progressing on enabling flood defence for St Sampson, enabling GHA to commence detailed masterplanning of this site. This will take into account and build upon the approach set out in the Strategic Delivery Framework, which provides a high-level strategic masterplan for the several allocated housing sites in the wider area.	Published "Strategic Delivery Framework" indicates circa 185+ homes (mixed tenure) across whole Parc Le Lacheur site ³

² <https://gov.gg/CHttpHandler.ashx?id=124895&p=0>

³ <https://gov.gg/strategic-Delivery-Framework>

Site name	Cost of purchase	New owners	Area of land parcel purchased	Current planning designation	Stage of development	Number of properties being built
An area of land etc, Lowlands Road, St Sampson / Vale <i>(now forming part of the site known as "Parc Le Lacheur")</i>	£553,076.00	Purchased by States of Guernsey and transferred to Guernsey Housing Association LBG	3605 sq.m (2 Vergee and 7.99 Perch)	Housing Allocation (Bridge Main Centre).	See entry above	Published "Strategic Delivery Framework" indicates circa 185+ homes (mixed tenure) across whole Parc Le Lacheur site
An area of land etc, known as "Saltpans Vinery", Salt Pans Road, St Sampson, an area of land etc, situate at Route Militaire, St Sampson and an area of land etc, situate near Saltpans Road, St Sampson <i>(now known as "Guernsey Business Park", proposed "Saltpans Mixed Use Development Area" in proposed IDP amendments)</i>	£4,750,000.00	Guernsey Housing Association LBG	56446 sq.m (34 Vergee and 17.72 Perch)	Key Industrial Area (proposed Mixed Use Development Area in proposed IDP amendments)	Site entrance cleared, outline planning worked up, superseded by impact of Kenilworth detailed Flood Risk Assessment and Active Mobility Plan on this site shared with stakeholders. Outline planning application submitted for enabling road infrastructure	Published "Strategic Delivery Framework" indicates circa 330+ homes (mixed tenure), pending outcome of focused IDP review
An area of land etc situate at La Charroterie, St Peter Port <i>(now known as "The Tyres Yard")</i>	£1,700,000.00	Guernsey Housing Association LBG	2681 sq.m (1 Vergee and 25.43 Perch)	St Peter Port Main Centre	Cliff stabilisation works underway	Planning approval for 60 x 1-bed and 9 x 2-bed units)

Site name	Cost of purchase	New owners	Area of land parcel purchased	Current planning designation	Stage of development	Number of properties being built
A house etc known as "Le Friquet", Route de la Croix Bailiff, St Andrew	£900,000.00	States of Guernsey	614 sq.m (0 Vergee and 14.98 Perch)	Outside of the Centres	N/A	N/A - Purchased as key worker housing
An area of land with a derelict glasshouse etc, known as "Duval Vinery", situate near Les Marais, St Sampson	£1,950,000.00	Guernsey Housing Association LBG	6342 sq.m (3 Vergee and 34.79 Perch)	Part of Belgrave Vinery Housing Allocation (proposed Key Industrial Area in proposed IDP amendments)	Site cleared, outline application work superseded by site specific flood risk assessment and infrastructure assessment, also active mobility plan, and detailed masterplanning with community and stakeholder engagement events completed. Progress paused pending the outcome of the focused IDP review.	Estimated circa 40 units. Progress paused pending outcome of focused IDP review
Three Fields etc. one known as "Le Courtil de Fanigot" and two known as "Les Jaonieres des Houlllets" (also known as Les Jaonieres des Houllles) situate at Castel.	£160,000.00	States of Guernsey	12098 sq.m (7 Vergee and 15.28 Perch)	Outside of the Centres. Agriculture Priority Area	N/A	Representation seeking consideration as part of the focused review of the IDP
A house etc known as "Avanche Fleche", Fort Road, St Peter Port	£1,486,875.00	States of Guernsey	327 sq.m (0 Vergee and 7.98 Perch)	St Peter Port Main Centre	N/A	N/A - Purchase of existing property for key worker housing

Site name	Cost of purchase	New owners	Area of land parcel purchased	Current planning designation	Stage of development	Number of properties being built
						(previously leased)
An area of land etc, situate at Oberlands, St Martin.	£1,275,000.00	Guernsey Housing Association LBG	1399 sq.m (0 Vergee and 34.14 Perch)	St Peter Port Main Centre	Ongoing	15 x 1-bed key worker housing units, as part of mixed tenure development alongside 6 x private market units (2 x 3-beds, and 4 x 2-beds)
A house etc, known as "Briarwood", situate at La Grande Rue, St Martin.	£1,100,000.00	States of Guernsey	1031 sq.m (0 Vergee and 25.16 Perch)	St Martin's Local Centre	N/A	Purchased as operational facility (previously rented) and as an enabler for development of wider site delivering 26-unit private market units which is ongoing

QUESTION 2

Pointes Rocques

In April 2024, Policy & Resources posted the following article about the Pointes Rocques Development for 68 houses, stating that it was a 'joint development' between private developers and the GHA [Pointues Rocques development progresses to the next stage of negotiations - States of Guernsey](#)

Please explain what the current position is for the Pointes Roques site in terms of public money commitment. Is Guernsey's spend on the site for purchase and/or infrastructure?

The press release referenced in this question was issued on 12th April 2024 by the former Committee *for* Employment & Social Security jointly with the Guernsey Housing Association (GHA). The former Policy & Resources Committee received the indicative proposal set out in this media release from Committee *for* Employment & Social Security in March 2024 and gave in principle support to the outline proposal on the basis that:

1. The proposals were indicative only at this stage; and
2. A final development proposal and capital grant request would be submitted once detailed analysis and due diligence had been completed by the GHA, subject to the conclusion of its negotiations with the owners.

While negotiations on the sale price between the GHA and the agent were ongoing for some time, the Committee understands that negotiations between the owners and the GHA subsequently ceased. Since the owners made that decision, they submitted a revised planning application for the site, which has now been approved and which removes the element of Affordable Housing. It is understood that the site continues to be actively marketed for sale to provide private market units only.

QUESTION 3

Fontaine Vinery

At the end of last term I asked a question of the former President of ESS on the Fontaine site. In response he said that P&R "aren't taking that forward"

How many homes [roughly] were identified for La Fontaine?

La Fontaine Vinery forms part of the Belgrave Vinery Housing Allocation site which is subject to a development framework. This is [supplementary planning guidance](#) issued in August 2021. The approved Development Framework anticipates that the entire housing allocation would be able to accommodate up to c. 313 dwellings, with early indications from the work of the GHA suggesting 100+ mixed tenure homes in phase 1 of Fontaine Vinery.

Had the site be transferred to the ownership of the GHA?

The site is owned by the States of Guernsey.

Why did Policy & Resources not take that site forward?

The former Policy & Resources Committee set out its reasons for not bringing forward housing development on this site in its representation to the Planning Inspector undertaking the focused review of the Island Development Plan (IDP) as follows:

“The second group of representations promotes regeneration of our very limited land supply and will ensure the IDP provides policies and land to help stimulate investment in the St Sampson’s area. A key objective of these proposals is to remove the barriers to development in the St. Sampson’s harbour area and provide additional housing, whilst at the same time reorganising land for employment and in particular make best use of States of Guernsey land to accommodate the less attractive land uses which are nonetheless essential. Further site specific information is set out below, however the overall plan would result in greater residential development in prime harbour frontage with the resultant socio-economic benefits, and an amalgamation of industrial land to co-locate businesses with associate benefits such as rationalising areas of hazardous development.

The key representations are as follows:

- 1. The inclusion of the KEVII and adjacent States of Guernsey land and buildings within the boundaries of the L’Aumone Local Centre. This is to ensure that the C  tel Hospital site and the adjacent KEVII site can be planned and developed in a cohesive and phased fashion providing community/mixed tenure housing and public realm, and to also compensate for housing allocation lost in other proposals (La Fontaine Vinery). This would assist with reducing the pressure on the north of the Island and open an opportunity to revisit green fields currently proposed for affordable housing. Using green field sites is considered quite challenging while adequate land is arguably available for community/mixed use and is in States’ ownership.*
- 2. The inclusion of Redlands Vinery in the St Martin’s Local Centre as additional land for affordable housing/assisted living. This former vinery adjoining States Works is now scrubland in States of Guernsey ownership. It is a natural extension of the proposal to add the current States Works site at Longue Rue St Martin’s to the Local Centre as an Affordable Housing Area location.*
- 3. The rezoning of Griffith’s Yard from Industrial to Residential. This is to release prime seafront estate to help re-imagine, re-generate and stimulate investment into the St Sampson’s harbour area as envisaged in current work of the Guernsey Development Agency.*
- 4. The rezoning of La Fontaine Housing Allocation Area to Industrial (excluding the Duval Vinery site). This is to accommodate the businesses in Griffith’s Yard as well as other areas, and to mitigate against the cost of flood defences, land raising and other significant infrastructure costs that will need to be expended prior to any residential development and which are demonstrably impeding development. The Committee is fully aware of extant Resolutions directing that the Assembly take action in the long term on coastal flood defences which are pipeline projects in the capital portfolio to be considered in the next political term. These are challenging to develop, fund and construct in the timeframe the Island needs new*

homes and therefore this land is better used for industrial purposes where infrastructure costs are much reduced compared with the very significant investment in building homes. This level of funding achieves maximum return for taxpayers if invested in homes and road infrastructure at the Saltpans site fully developed for housing.

- 5. Increasing the Saltpans site to 100% housing to support the provision of land for housing and the development of better transport infrastructure in the north of the Island opening up improved access to pre-existing housing allocation sites which will then be more attractive to private developers to build out.*
- 6. Longue Hougue Key Industrial Expansion Area to be redesignated as a Key Industrial Area. This is to accommodate the provision of land for employment and support the objectives outlined above. It is imperative that this opportunity is taken to fully consider current and future needs and to use land wisely so islanders have the best living environments possible, as is currently being explored by the Guernsey Development Agency and will be further considered in the Planning Inquiry later this year for the Harbour Action Area Land Planning Brief.*

In concluding I should re-affirm that through its representations the Committee is seeking to discharge its mandate to lead and co-ordinate the work of the States with the primary objective of looking to the short, medium and long term needs for Islanders and then accordingly advising the States on decisions for today."

Was the consideration of not taking the site forward, in part or in whole, related to the tenancy of the stone mason on the site and/or the cost of re siting the sewage emptying points?

The States of Guernsey have no obligation to rehouse the stonemasons. Until definitive action to bring the site forward for homes was planned, which as indicated above would require extensive infrastructure investment in the first instance, the decision was taken to not require the operation to relocate for the time being.

However, the location of the sewage emptying point on Fontaine Vinery did pose a challenge to developing the area for housing, primarily due to concerns about the high volume of heavy vehicles visiting the site on a daily basis, as well as odour management. This barrier to progress was raised with the former Committee. Taking into account the cost of relocation – assuming a suitable and practical option could be developed – and the other infrastructure requirements which would need to be addressed to prepare the site for housing development, the Committee determined that the costs were not acceptable when an alternative resolution could be achieved which would also release opportunities within the Bridge Main Centre. This was reflected in the Committee's representation to the IDP review (as set out in the response to Question 3 above). The cost of moving the sewage emptying point if the rest of the site were to be developed (albeit that is now not intended) had previously been estimated by Guernsey Water as £5m.

QUESTION 4

Leale's Yard

The States of Guernsey has purchased Leale's Yard for a purchase figure of £4.5m. In the States Deputy de Sausmarez indicated that site clearance is not likely to start before a 12/18 month period. In May 2024, Planning approved the Omnibus scheme [Co-Ops development partner] for around 330 units.

Please note the specific wording used by Deputy de Sausmarez, included below, which is not reflected with full accuracy in this question.

Is the site to remain in ownership of the States of Guernsey or will it be transferred to the GHA

The transaction to purchase Leale's Yard will be made in mid-August. The site will remain under the control of the Policy & Resources Committee on behalf of the States of Guernsey. During this period the Committee will finalise its development approach working with Committees of the States and the Guernsey Development Agency. Given the size of the site, it is likely that there will be different areas delivered in different ways.

Please confirm whether or not the Omnibus scheme is still the preferred scheme for the site

The Committee will be ensuring it understands the demands for this strategic area of land in order to bring forward proposals. While there is no preferred scheme at the moment, it is important to note that the CI Coop Ltd has retained some land and changed its requirements from the site which had been accommodated in the site layout produced by its delivery partner. Therefore, the plans will need to be amended to accommodate these changes. The Committee has entered into this transaction with a view that the site which is a Regeneration Area in the Island Development Plan will become redeveloped for a mix of uses as envisioned by the published Development Framework for the site.

Given that the taxpayer has spent £4.5m on the site; what are the expected time frames for the development of the site into housing?

The Policy & Resources Committee explained to the community through its General Statement delivered by the President in the Assembly on 16th July 2025, that

"The States will buy the site for £4.5m with an aim of starting demolition work within 12 months. As an immediate priority, P&R will work with the Committee for the Environment & Infrastructure and the Committee for Housing to significantly upgrade infrastructure in the area, which is absolutely key to getting this development right, and actually opens up the potential for huge improvements in connectivity, amenity and indeed quality of life.

Conditions of sale have been signed and both parties expect the conveyance to be finalised by mid-August. I'm keen to give credit to the former Policy & Resources Committee which negotiated the purchase.

The Co-op will retain a small section of the site to develop for housing and has committed to beginning this work within 18 months.

Leale's Yard is covered in planning terms by a Development Framework, which sets out a mix of uses including commercial as well as housing. That won't change, but the overall layout and design is likely to vary from the outline planning permission already in place.

This site is essential in terms of its strategic importance, especially in the context of the regeneration of the Bridge, the improvement of the transport network, and the provision of different types of housing to help meet the needs of the community."

When Policy and Resources used public money to purchase this site, I would assume there was some indication of cost of site clearance, scheme costs, ground works and indication of cost per unit. Could Policy and Resources outline their rationale for the purchase of the site and provide an indication when works on building of homes are likely to start?

This Committee fully endorses the decision of the former Committee to try to bring this site into meaningful development, resulting in its negotiated purchase. The strategic importance of this site has been long recognised, and it has the potential to serve as a cornerstone development for the wider regeneration of the Bridge and to secure the long term sustainability of this important area of the island. This is demonstrated in the recent work commissioned by the Committee for Employment & Social Security which resulted in the publication of the [Strategic Delivery Framework](#).

The primary focus at this stage is still expected to be the infrastructure to manage ingress/egress from the site, flood management, surface and foul water management, utilities etc. Depending on how the site is divided, the works phased, planning and tender processes, and contractor ability, it is possible that housing construction could begin on site late in 2027.