



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

Subject: Castel Hospital
States' Member: Deputy Y Burford
Date received: 10th August 2023
Date acknowledged: 10th August 2023
Date of reply: 24th August 2023

Questions

1. Have P&R or its officers had any discussions this political term with any developers, their representatives or agents, on the possibility of a sale, a joint venture or any other similar enterprise regarding the Castel Hospital site?
2. If so, have any of those discussions taken place between any political member(s) of P&R and any developers, their representatives or agents, without an officer being present?
3. If, at any point, P&R decides to sell or otherwise dispose of, or partially dispose of, the Castel Hospital site, including by means of a joint venture or similar, for purposes other than social, affordable or key worker housing, could the Committee confirm whether they would first seek the approval of the States?
4. If the answer to Question 3 is no, could the Committee confirm that if they were to decide to sell or otherwise dispose of or partially dispose of the Castel Hospital site, including by means of a joint venture or similar, for purposes other than social, affordable or key worker housing, that they would ensure that it was advertised openly and publicly to enable any interested party to engage in the process.
5. Have the Committee for Employment and Social Security requested that P&R make the Castel Hospital site available for the Affordable Housing Development Programme at any point during this political term?
6. If the answer to Question 5 is yes, and given the pressing need for social, affordable or key worker housing that is underlined further in the Guernsey Housing Plan, could P&R outline its reasons for not enabling utilisation of the Castel Hospital site for this purpose to date, either through the GHA or otherwise?

Responses

1. Yes; various informal meetings have taken place including with industry bodies and developers to explore options for the C  tel Hospital site in order to help inform any decisions about its future use.
2. All Deputies regularly attend meetings with, or meet, members of the public in their personal capacity as an individual Member of the States rather than as official representatives of a committee. The C  tel Hospital site may have been raised in such discussions, including in circumstances where officers have not been present. This is not unusual given Deputies' daily duties and interactions.

The Committee is however acutely aware of the responsibilities of its Members under Rule 47 and, speaking generally in respect of discussions around the States' estate, in circumstances where Members are formally representing the Committee, this would have been made clear and officers present in order to maintain a record.

3. The C  tel Hospital is currently an operational site with approximately 300 healthcare staff working from the location. Should a decision be made to dispose of all or parts of the site it would follow an appropriate process subject to the prevailing circumstances.
4. See 3 above
5. The Committee *for* Employment & Social Security wrote to the Committee in May 2021 requesting that the Committee agree, in principle, to the site being reserved for the development of affordable housing. The Committee could not provide a definitive position on the future use of the site for a range of reasons not least given the current planning constraints and land already secured or identified for the Guernsey Housing Association (GHA). The Island requires a mix of tenure to address its supply issue and to sustain both public services and its economy, especially given the States' recently determined population growth policy. As Deputy Burford correctly highlights this would most likely require the States to work with private developers. Additionally as established by the Committee's strategic property plan, health and care services require community services operating facilities. Furthermore there is considerable combined potential to explore in the C  tel Hospital and King Edward VII sites which, given their current zoning, the Committee will address through representations as part of the Island Development Plan review being undertaken by the Development & Planning Authority (DPA).
6. The C  tel Hospital site is not listed in the Affordable Housing Development Plan, as contained within the recently published Discharging the 'Housing Action Plan' Resolution (which can be found [here](#) – Appendix 12) which contains the prioritised list of sites for delivery in the short, medium and long-term as determined by the

Committee *for* Employment & Social Security in accordance with its mandated responsibilities. This is because planning constraints under current policies limit swift action because it is located outside the L'Aumone local centre and the further complication of the recent listing of both internal and external areas of the site. Both add delay and cost and for these combined reasons the Committee has put greater focus on the advice received to purchase Kenilworth Vinery and Duval Vinery to support the investment in new homes adjacent to existing GHA sites which also offers the opportunity to address the concerns centred on supporting infrastructure.

The Policy & Resources Committee has supported the considerable investment in purchasing land and the transfer of States-owned land to the GHA to support the Affordable Housing Delivery Programme giving the GHA a very considerable land holding for development. This includes sites which have a greater potential for the development in the short to medium term.

Notwithstanding this, the Policy & Resources Committee is working with the DPA with a view to enable the C  tel site to be used for a more comprehensive development which may include mixed tenure housing and/or community uses. It is incumbent on the Committee to secure best value from the community's assets and this may include the sale of parcels of land which given the location and development potential under revised zoning would be of interest to the private sector. These decisions simply cannot yet be made not only because the site cannot affordably be developed, but because the site currently is operational with nowhere yet to relocate the services.

Deputy Peter Ferbrache
President
Policy & Resources Committee