



Policy & Resources Committee

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

Subject: C  tel Hospital

States' Member: Deputy A W Taylor

Date received: 30th August 2023

Date acknowledged: 31st August 2023

Date of reply: 14th September 2023

Preamble

In response to questions posed by Deputy Burford regarding the C  tel Hospital, as a reason for not utilising the building for social, affordable or key worker housing (question 6) Deputy Ferbrache referred to re-zoning land under Planning Law and the interest that might create for the Private Sector then concluded:

*“These decisions simply cannot yet be made **not only because the site cannot affordably be developed** (emphasis added), but because the site currently is operational with nowhere yet to relocate the services.”*

Question 1

When did the Policy & Resources Committee conduct an affordability/viability assessment for the development of the C  tel Hospital? If this was carried out:

- a) How many units of accommodation were potentially available and at what cost?
- b) Can you publish any findings/recommendations of the above as an appendix to these questions?

Response

High level concepts have been explored to understand what may be feasible on the site and the surrounding areas, as a form of enabling works the clearance of the site was considered which directly led to the enquiry with the Development & Planning Authority at the start of this year. As this resulted in a notification from the Authority that the site would be subject to heritage review and potentially listed in part or in full, no further work was progressed. There are no reports to publish.

Question 2

Was the conclusion that the site “cannot affordably be developed” a recommendation by a professionally qualified member of the States Property Services, or a conclusion by political members?

Response

The Committee has been advised by officers that the listing of elements of the C  tel Hospital building would make any development of the site more challenging, and potentially less attractive to external parties and would likely significantly reduce the potential in such a large and central site in single ownership.

Question 3

Has consideration been given to retaining the existing States employees on the site and converting the currently redundant parts of the building to create units of affordable accommodation?

Response

As noted in the original response, the C  tel Hospital is currently an operational site with approximately 300 healthcare staff working from the location. Working around the current operational requirements to develop individual parts of the building in isolation would be challenging but not impossible. More importantly however, the Committee believes that such an approach would significantly curtail the overall potential of the site and bring with it additional risks which it considers unnecessary exposure for the States of Guernsey.

As Deputy Taylor is aware from his membership of the Development & Planning Authority, the Committee is keen to explore options for the comprehensive redevelopment of the site as a whole beyond the conversation of the existing buildings and extending into the adjacent King Edward VII site. It was the approach on this subject by States Property Unit on behalf of the Policy & Resources Committee that initiated the process that resulted in the DPA listing considerable parts of the site.

Given the significant potential of the sites by virtue of their unique size, location and ownership, the Committee believes that it would be counterintuitive to progress piecemeal development designed around so many protected features, both internal and external to the property. It is only through considering the sites as a whole that it will be possible to identify the best possible use of the land and secure the best possible value from the community’s assets (which could include involving private developers or other innovative approaches).

Deputy Peter Ferbrache
President