

**THE STATES OF DELIBERATION**  
**of the**  
**ISLAND OF GUERNSEY**

**REQUÊTE**

**ADDITIONAL KEY WORKER HOUSING**

The States are asked to decide:-

Whether, after consideration of the Requête entitled 'Additional Key Worker Housing' dated 17 May 2022 they are of the opinion:-

1. To agree that there needs to be a significant increase in key worker housing in Guernsey.
2. To agree that, in respect of healthcare workers, key worker housing must include a variety of options at sites in the community to suit the full range of key employees.
3. To agree that in respect of any staff accommodation located next to the Princess Elizabeth Hospital the focus should be on brown field sites, including the possible redevelopment of the former Duchess of Kent House.
4. To agree that Agricultural Priority Areas should not be used by the States for staff accommodation unless there is demonstratively no alternative, and only then following a policy letter to the States seeking permission so to do.

**Rule 4(1) Information**

- a) The propositions contribute to two key States' objectives, namely the provision of key worker housing and the preservation of Agricultural Priority Areas [APAs].
- b) In preparing the propositions, consultation has been undertaken by a number of the petitioners with those responsible for staff accommodation on several committees and through other forums including, inter alia, The Policy & Resources Committee [P&R], the Committee for Health & Social Care [HSC] and the Housing Action Group [HAG].
- c) The propositions have been submitted to Her Majesty's Procureur for advice on any legal or constitutional implications.
- d) There are no immediate financial implications to the States if these propositions come into effect. The eventual costs or savings resulting from the States approving the propositions are not possible to quantify at this stage.

**THE STATES OF DELIBERATION**  
**of the**  
**ISLAND OF GUERNSEY**

**REQUÊTE**

**ADDITIONAL KEY WORKER HOUSING**

THE HUMBLE PETITION of the undersigned Members of the States of Deliberation SHEWETH THAT:

1. Your petitioners believe there is an urgent need for additional key worker housing in Guernsey, for several groups of workers including those employed in healthcare.
2. Such provision in relation to healthcare workers should provide a diverse range of options, such as accommodation suitable for staff who would prefer off-site/family accommodation as well as staff accommodation on or close to the Princess Elizabeth Hospital [PEH] site.
3. In respect of any new staff accommodation on or close to the PEH site, your petitioners believe it is imperative to use brownfield plots before building on any green fields, especially Agricultural Priority Areas [APAs].
4. Your petitioners believe a better and more suitable alternative to developing keyworker accommodation on green fields is the former Duchess of Kent House [DoK].
5. The DoK was built as a long-term care home in the 1970s and has been deemed not fit for that purpose for many years. Parts of it are currently used as sub-optimal office accommodation that is not suitable for modern ways of working; it is also expensive to maintain and struggles to meet health and safety requirements. The DoK also provides a temporary home for a group of adults with learning difficulties who are due to move to purpose-built accommodation in the north-west of Guernsey.
6. Your petitioners understand the approach of the former [2016-2020] Committee *for* Health and Social Care [HSC] was to work towards emptying the DoK, in collaboration with States Property Services [SPS], to enable it to be redeveloped as purpose-built staff accommodation. It seems that approach has not been progressed under the current Committee *for* Health & Social Care.

7. The emptying of the DoK building was originally included as part of the rationalisation of the property portfolio. Sketch plans exist for the redevelopment of the DoK site as several separate staff accommodation blocks, each providing as many units as John Henry Court (staff accommodation elsewhere on the PEH site). Therefore, using all or even part of the DoK site would provide a significant number of units of on-site staff accommodation.
8. Your petitioners accept that there are currently other uses for part of the DoK site. These would need to be relocated if the whole building was to be redeveloped.
9. Your petitioners believe that the DoK could be relatively quickly emptied to allow redevelopment if the political will to do so existed.
10. Even if there was any delay in emptying the whole site, your petitioners believe the redevelopment could be phased to allow one of the accommodation blocks shown in the existing sketch plans to proceed earlier.
11. Whatever site is chosen, it will be at least two years before new accommodation can be developed to the stage that it is ready to use, meaning that other shorter-term options are still required to meet the current demand.
12. Your petitioners are clear that the DoK site is hugely preferable as the site for any new staff accommodation which needs to be situated at or close to the PEH, compared with building on a green field which is of both high agricultural and aesthetic importance.
13. Further, that this field not only has natural capital value but would also require a lot of infrastructure work to facilitate the construction and the provision of the necessary utilities.
14. These matters considered your petitioners propose that the States should instruct both HSC and the SPS Department to focus on the redevelopment of the DoK site, or other nearby brownfield plots, for staff accommodation in preference to building on a greenfield agricultural priority area.

THESE PREMISES CONSIDERED, YOUR PETITIONERS humbly pray that the States should be pleased to resolve:

1. To agree that there needs to be a significant increase in key workers' housing in Guernsey.
2. To agree that, in respect of healthcare workers, key worker' housing must include a variety of options at sites in the community to suit the full range of key employees.
3. To agree that in respect of any single person staff accommodation located next to the Princess Elizabeth Hospital the focus should be on brown field sites, including the possible redevelopment of the former Duchess of Kent House.
4. To agree that Agricultural Priority Areas should not be used by the States for staff accommodation unless there is demonstratively no alternative, and only then following a policy letter to the States seeking permission so to do.

AND YOUR PETITIONERS WILL EVER PRAY  
GUERNSEY

This 17<sup>th</sup> day of May 2022

Deputy S J Falla

Deputy H L de Sausmarez

Deputy H J R Soulsby

Deputy A Gabriel

Deputy T L Bury

Deputy S P Fairclough

Deputy P Roffey

The original signed copy of this Requete is held by the States Greffier

**THE STATES OF DELIBERATION**  
**of the**  
**ISLAND OF GUERNSEY**

**REQUÊTE**

**ADDITIONAL KEY WORKER HOUSING**

The President  
Policy & Resources Committee  
Sir Charles Frossard House  
La Charroterie  
St Peter Port

17<sup>th</sup> May, 2022

Dear Sir,

**Preferred date for consideration by the States of Deliberation**

In accordance with Rule 4(3) of the Rules of Procedure of the States of Deliberation and their Committees, the Members listed below request that the requête entitled 'Additional Key Worker Housing' be considered at the States' meeting to be held on 13<sup>th</sup> July 2022.

Yours faithfully,

Deputy S J Falla  
Deputy H J R Soulsby  
Deputy T L Bury  
Deputy P Roffey  
Deputy H L de Sausmarez  
Deputy A Gabriel  
Deputy S P Fairclough