

**REPLY BY THE PRESIDENT OF  
THE COMMITTEE FOR HEALTH & SOCIAL CARE  
TO QUESTIONS POSED BY DEPUTY INDER PURSUANT TO RULE 14 OF THE  
RULES OF PROCEDURE**

The Committee wishes to state that the positions outlined below are by a majority in some instances.

**1. How many HSC staff/patients/residents either work or are accommodated at the Duchess of Kent (DoK)?**

There are in the region of 110-120 members of HSC staff that regularly use Le Vauquiedor Offices at present. This includes: Corporate Services; Finance; HR; the Off-Island and Client Teams; Data Quality; Public Health Services; Quality and Safety, and Procurement. The States of Guernsey Occupational Health Service is also based in the building. It is expected that this number will marginally increase over the next few months with the addition of a small team associated with the ongoing COVID-19 vaccination programme and to provide office space for some members of staff working on transformation projects. There is a further requirement for decant space from the PEH buildings to enable the modernisation project.

In addition to the above, there are six permanent residents in 'Sunnybrook' who are supported by a team of 24.7 whole time equivalent (WTE) staff providing 24/7 care to those individuals.

The building provides a flexible space which can be used in decants, short term requirements or emergencies across the organisation.

**2. Should HSC identify the DoK site for accommodation where would the staff/residents/patients move?**

New build accommodation will be available to the residents of Sunnybrook and this is currently expected to be completed in 2024, subject to external factors.

It is not anticipated that the Duchess of Kent site will be vacated and demolished to make way for accommodation. This would be a waste of a current resource; it is a substantial building which remains integral to the HSC operation.

It is anticipated that staff delivering corporate services, such as Finance and HR, may move to other office accommodation in the States of Guernsey and/or work in a hybrid way with some time spent working from home. Other staff also currently work in a hybrid way. As noted above there are other requirements for this office space to enable other programmes such as the modernisation project.

**3. The President has stated that the Committee's preference is for nursing staff to live closer to the Princess Elizabeth Hospital (PEH). Could he explain the advantages of accommodation built on/near the PEH site?**

The majority of those who request staff accommodation ask to be as close to their place of work as possible, particularly those without transport or who hold positions that require them to be on-call. There are advantages for members of staff in seeking to reduce their expenditure while on-Island and there can also be benefits to the operation of the PEH, should there be an emergency or a need for additional hours to be worked. John Henry Court, which is on the PEH campus, is a popular option for permanent and agency staff coming to the Island to work and units are quickly filled when they become vacant. There is a waiting list for both the flats and the bedsits.

**4. When will the Committee be making the decision for the preferred accommodation site?**

The Committee has been exploring a number of options for the provision of key worker accommodation on the PEH campus, and on other sites, with the support of the States Property Unit, the Housing Action Group and the Policy & Resources Committee. This has included considering opportunities to use other States-owned sites to provide for key worker housing and to also identify opportunities for shorter-term rental options that can help to fill a gap in the need for accommodation while other longer-term solutions are explored.

The Committee *for* Health & Social Care will require the support of other States' bodies before it is able to determine how to proceed, noting that this is outside of the Committee's mandate. For example, it is the Policy & Resources Committee that has made a request to the Development & Planning Authority for guidance about whether the land on the PEH campus may be released now for development. It will be necessary to reconsider next steps in light of this feedback in due course.

**5. What is the process and the timelines for decision, design, planning application and delivery of the new accommodation block?**

Some very high-level initial work has been completed in respect of a possible development opportunity, as we rent and own a smorgasbord of accommodation, much of which can be released back into the marketplace once we have further purpose built accommodation on the PEH campus as above, but as with any such development, detailed architectural design would be required and there are planning processes that would need to be followed. Therefore, while this aspect is outside of the Committee's mandate, it is understood that it would not be unreasonable to expect that (subject to the interim feedback from the DPA) reaching the stage of obtaining planning permission could reasonably take around 18 months. This timescale is dependent on many different factors. We would of course hope to drive this figure down once a decision to proceed is made.

**6. How many units is the Committee considering for a new accommodation block?**

This will be subject to detailed design work to meet the various planning considerations and also to ensure that the accommodation meets the needs of key workers. A high-level estimate is that this site could deliver in the region of 128 1-bed, self-contained units of accommodation (possibly more), but this will be subject to a further detailed assessment of need and format and will be determined in part by other considerations such as planning and building control.

**7. How many units would be released from the private sector once a new accommodation block is built?**

This is challenging to estimate because there is pent up demand for key worker housing, and we would anticipate that some of the units would go to new staff as a result. However, it would not be unreasonable to suggest that a fair proportion of the units provided for key worker accommodation would offer the potential to release private rental sector housing, thereby easing the demand in that sector.

**8. Given that concrete equates to something like 7% of the world's carbon output would the Committee agree that the refurbishment of the build would make more environmental sense?**

It would be logical to suggest that repurposing an existing building such as Le Vauquiedor Offices/Duchess of Kent building would have a reduced environmental impact, by reusing some of the infrastructure which is already in place and by minimising waste. There are many factors when determining environmental factors and impact. Buildings have long life space however, consideration should be given to determining the whole life cost and environmental impacts.

As mentioned above, the Duchess of Kent/Le Vauquiedor building provides a flexible space which can be used in decants, to meet any short-term requirements or emergencies across the organisation, as it is close to but separate from the main hospital infrastructure.