



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

**Subject:** Key Worker Housing

**States' Member:** Deputy A Gabriel

**Date received:** 24<sup>th</sup> June 2022

**Date acknowledged:** 24<sup>th</sup> June 2022

**Date of reply:** 7<sup>th</sup> July 2022

**Questions**

1. What options appraisal process was followed that resulted in the decision that a greenfield zoned as an Agriculture Priority Area was the best option for Key Worker Housing at the PEH?
2. What was the brief for creating the options appraisal – were Health & Social Care Committee consulted on determining the brief?
3. What other sites were considered that are not in Agricultural use? How did they rank in any appraisal ?
4. What ranking does Duchess of Kent House / Vauquiedor Offices hold in the options appraisal?
5. What evidence is there that Key Worker Housing is needed on such a scale and in such proximity to the PEH that warrants building permanent housing?
6. Does this evidence project forward and is it in line with Health & Social Care Committee's long term staffing strategy?
7. When was the last stock condition survey of Duchess of Kent House / Vauquiedor Office and what did it highlight?
8. What are the predicted maintenance and capital replacement costs per annum for the next 10 years for the Duchess of Kent House / Vauquiedor Office?
9. When is the Duchess of Kent House / Vauquiedor Office predicted to be end of life in its current form?
10. What is the identified future use for the Duchess of Kent House / Vauquiedor offices?

11. How long is it estimated it will take to have homes built in the green Valley field and could the Committee explain the process of getting from where we are now to that point?

## Responses

1. This information is publicly available in the [Policy & Resources Committee's letter of comment](#) concerning the requête titled 'Additional Key Worker Housing' ([P.2022/43](#)) ("the requête") and the detail appended to it from the States' Property Unit.
2. See response to question 1.
3. See response to question 1.
4. This site was not ranked as it did not meet the essential criteria for delivery within five years, for reasons set out in the Policy & Resources Committee's letter of comment concerning the requête.
5. This information is publicly available in the Policy & Resources Committee's letter of comment concerning the requête and the correspondence appended to it from the Committee *for* Health & Social Care, Committee *for* Employment & Social Security, British Medical Association and Medical Specialist Group.
6. It is predicted that the Committee *for* Health & Social Care will continue to be heavily reliant on the use of agency staff to fill short-term vacancies and to provide the necessary skills to support operational service provision. However, it will seek to mitigate against this by a) taking steps to attract permanent staff to the Island, which will be aided by the provision of sufficient suitable accommodation, and b) by further investing in training individuals who are already resident in the Island for professional roles in health and social care.  
  
Further information is publicly available in the Policy & Resources Committee's letter of comment concerning the requête and the information appended to it from the Committee *for* Health & Social Care.
7. The property was last surveyed in 2017. It highlighted a backlog maintenance spend of £375,000 at that time, with the predominant components being works to the lifts and internal fabric works (such as decoration and replacing floor finishes).
8. The 2017 survey identified a spend of £4.3m for the period 2023-2033. This included ongoing internal decoration and general upkeep as well as £410,000 of roof maintenance works in 2026 and £1.3m in 2031 to rewire the buildings.

9. The end of life of a building is dependent on the requirements of the occupiers and the standard of accommodation, as well as the suitability for operational service delivery. It is often more beneficial to refer to the end of a building's economic life. Given the forecast spend on significant items it is reasonable to assume that the end of the building's economic life is circa 2026-2030. It should be noted that this does not consider either upgrading or the operational costs which may impact on the economic life when taking into account the whole life cost compared to a new build.
10. Based on current plans, the Duchess of Kent site (comprising the Duchess of Kent House and Le Vauquiedor Office) is expected to be required to deliver health & social care services for the duration of the Hospital Modernisation Programme (phase 2 estimated to be up until circa 2028) and potentially beyond, subject to the condition of the buildings. Therefore, while the site has been identified as a future possible expansion site for the PEH, given the timescale little detail has been developed on the specific uses, with the best options for the site assessed if it became available. More detail on this is publicly available in the Policy & Resources Committee's letter of comment concerning the requête and the detail appended to it from the States' Property Unit.
11. It is estimated that development on that site could be delivered within 2-3 years, as set out in the Policy & Resources Committee's letter of comment concerning the requête.

The first stage will be to appoint consultants such as architecture, structural and services to undertake a detailed design process together with some level of site investigation works. The land planning process will depend on the success or otherwise of the requête debate. If successful, proposals would first need to go to the States. Thereafter, or if the requête is unsuccessful, the next step would be the submission of an application to the Development & Planning Authority for full planning permission. The Committee does not have a timeframe yet established for developing an application.

An application would be judged against the relevant IDP policy (which the Development & Planning Authority has already confirmed to be policy S5: Development of Strategic Importance); the Island Development Plan Principal Aim and relevant objectives; and the material considerations in the Planning Law.

Providing all necessary information is submitted at the outset, including that required by policy S5, a decision time would be in the region of three months (or four if an Open Planning Meeting is required). If planning permission is granted all other necessary licences and consents, including Building Control approval, would then be required.

Assuming permissions were granted then a tender process would be required to secure a contractor to deliver the works followed by the construction and commissioning. There are many factors that go into delivering construction projects

and timescales will depend on many factors that cannot be determined at this time and will reflect the context at that time.

**Deputy Peter Ferbrache**  
**President**  
**Policy & Resources Committee**