

**WRITTEN QUESTION TO THE MINISTER FOR INFRASTRUCTURE  
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ANSWER TO BE TABLED ON TUESDAY 26th MARCH 2019**

**Question**

From the portfolio of States of Jersey-owned properties maintained by Jersey Property Holdings, will the Minister list –

- (a) those properties which are in a condition ready to be sold;
- (b) how many of such properties could be used in less than 3 months for services transferred from other areas of the public sector; and
- (c) those properties which are either not fit for purpose or in need of maintenance?

**Answer**

JPH does not keep a for sale list. Disposal of premises is currently predicated on wider needs ie the provision of social housing, office modernisation, States development etc. There may be some empty premises, like Piquet House, however this is currently the subject of a bid for funds to convert it into a family court.

- (a) JPH prioritises its building maintenance firstly in respect of statutory and Health and Safety compliance, followed by serviceability maintenance, followed asset-preservation maintenance, followed by decorative maintenance. Inevitably certain lower priority maintenance falls behind planned programmes due to budgetary constraints. The criteria of whether a particular property is “*in a condition ready to be sold*” is not currently benchmarked by JPH. The condition of a property at the point of sale will depend on a number of factors, including the likely future use options and redevelopment options.
- (b) Adapting a redundant Public property for a new Public service use generally takes longer than three months. In nearly every case, the ingoing department will require adaptations, which will require funding. Planning permission and other consents for the new use may be required. But generally, where there is an alternative Public service use for a reductant property, and there is adequate funding readily available, the new use can be arranged with say six-months. Generally the funding needed to make the premises suitable for the new use is the delaying factor.
- (c) Set-out above under (a) are the maintenance priorities for JPH. The target is to have full statutory and Health and Safety compliance, and therefore a ‘fit for purpose’ estate – ignoring serviceability issues arising from changing operational practices of the user departments. Also as mentioned under (a), inevitably certain lower priority maintenance falls behind planned programmes due to budgetary constraints. That position affects a significant part of the estate.