

**WRITTEN QUESTION TO THE MINISTER FOR INFRASTRUCTURE
BY SENATOR S.C. FERGUSON
ANSWER TO BE TABLED ON TUESDAY 8th SEPTEMBER 2020**

Question

Further to the presentation of R.87/2020 on 25th August 2020, and given that the States of Jersey owns properties that are currently unoccupied, will the Minister advise the Assembly –

- (a) why he has agreed, in accordance with Standing Order 168(1)(a), for the Public to enter into a lease for 4 Edward Place;
- (a) the cost of the lease on the property, as well as the length and terms of the lease; and
- (b) the length of time the property has been on the market?

Answer

(a) In July 2020, Family Nursing and Home Care unexpectedly announced that it would be selling Gloucester Lodge. The HCS Alcohol & Drugs Service operates from these premises and it is home to some 25 staff. The Service was asked to find new accommodation by September 2020. As there was no rental agreement between Family Nursing and Jersey Property Holdings for Gloucester Lodge, the HCS Estates team was tasked to find suitable accommodation for the client-facing service relatively quickly. A solution for the Alcohol and Drugs Service has been identified and the service will be relocated to existing government estate at Maison Le Pape. With the relocation, the increased number of staff at Maison Le Pape, will mean not all of the current HCS services can operate from this building.

The HCS Estates team has engaged with the medical team that operates from Maison Le Pape – the Allan Lab, which delivers state of the art medical, virtual reality, teacher training. As this service is not client facing, the most viable option was deemed to be to relocate it to other premises.

4 Edward Place was identified as best fit for the Allan Lab relocation due to its close proximity to the general hospital. This meets a key requirement of the clinical team as the staff involved are on duty during training sessions and can be called back to the hospital for emergencies. As the property has a direct access link to the hospital, this was seen as an ideal solution. The facility also has the government networking infrastructure in place from a previous lease.

Other government facilities were looked into and ruled out for reasons such as distance from the hospital, cost effectiveness and space allocation.

(b) £20,000 per annum. 5-year lease with annual break option.

(c) 8 months (previous lease held for the Future Hospital design team).