



**THE STATES assembled on Tuesday,
23rd June, 1987 at 10.15 a.m. under
the Presidency of the Deputy Bailiff,
Vernon Amy Tomes, Esquire.**

All members were present with the exception of –

Senator Ralph Vibert – ill.

Senator Bernard Thomas Binnington – out of the Island.

Snowdon George Robins, Connétable of St. Saviour –
absent.

Prayers

States of Jersey Fire Service Report 1986.

The Defence Committee by Act dated 11th June, 1987, presented to the States a Report on the administration of the States of Jersey Fire Service for the year 1986.

THE STATES ordered that the said Report be printed and distributed.

**Public Works Committee: capital projects for 1988. (P.114/87):
comments. P.119/87.**

The Finance and Economics Committee by Act dated 16th June, 1987, presented to the States its comments on the Public Works Committee capital projects for 1988 (lodged on 16th June, 1987).

THE STATES ordered that the said comments be printed and distributed.

Job Opportunity Schemes: report for 1986/87. R.C.11.

The Education Committee by Act dated 3rd June, 1987, presented to the States a Report on the Job Opportunity Schemes in 1986/87.

THE STATES ordered that the said Report be printed and distributed.

Industrial Relations Advisory Service: report for 1986. R.C.12.

The Industrial Relations Committee by Act dated 13th March, 1987, presented to the States a Report on the Industrial Relations Advisory Service for 1986.

THE STATES ordered that the said Report be printed and distributed.

Housing Regulations: application of Regulation 1(1)(g) (P.12/87): report. P.120/87.

The Housing Committee by Act dated 12th June, 1987, presented to the States an amended Report on the Proposition regarding the application of Regulation 1(1)(g) of the Housing Regulations.

THE STATES ordered that the said Report be printed and distributed.

Matter lodged.

The following subject was lodged “au Greffe” –

Draft Company Securities (Insider Dealing) (Jersey) Law, 198 . P.118/87.

Presented by the Finance and Economics Committee. The States decided to take this matter into consideration on 28th July, 1987.

Draft Health Insurance (Medical Benefit) (Amendment No. 30) (Jersey) Regulations, 198 . P.116/87.

THE STATES acceded to the request of the President of the Social Security Committee that the draft Health Insurance (Medical Benefit) (Amendment No. 30) (Jersey) Regulations, 198 (lodged on 16th June, 1987) be considered on 30th June, 1987.

Draft Health and Safety at Work (Jersey) Law, 198 . P.113/87.

THE STATES rejected the request of the President of the Social Security Committee that the draft Health and Safety at Work (Jersey) Law, 198 (lodged on 16th June, 1987) be considered on 28th July, 1987.

Draft Merchant Shipping (Deck Officers) (Jersey) Regulations, 198 . P.103/87.

THE STATES acceded to the request of the Vice-President of the Harbours and Airport Committee that consideration of the draft Merchant Shipping (Deck Officers) (Jersey) Regulations, 198 (lodged on 16th June, 1987) be deferred from 30th June, 1987 to a later date.

Draft Merchant Shipping (Marine Engineer Officers and Marine Engine Operators) (Jersey) Regulations, 198 . P.104/87.

THE STATES acceded to the request of the Vice-President of the Harbours and Airport Committee that consideration of the draft Merchant Shipping (Marine Engineer Officers and Marine Engine Operators) (Jersey) Regulations, 198 (lodged on 16th June, 1987) be deferred from 30th June, 1987, to a later date.

Cottage at Gorey: purchase. Questions and answers.

Senator Richard Joseph Shenton asked Deputy Hendricus Adolphus Vandervliet of St. Lawrence, President of the Housing Committee, the following questions –

- “1. Would the President inform the House as to how it was possible for a property speculator to purchase a small fisherman’s cottage in Gorey for the sum of £50,000?”
2. Is the President aware that his Department advised local families that a States’ loan could be made available on this property up to £30,000 and, in this case, what has happened to the Committee’s policy of control at the lower end of the market?
3. In view of the fact that valuations have been received supporting the figure of £30,000, is it the intention of the Committee to refuse consent to the property speculator and to make this property available to local families?”

The President of the Housing Committee replied as follows –

- “1. The transaction to which the Senator refers is one which is subject to the Housing Law and Regulations. The formal application under the Law and Regulations for the property to be purchased by a development company has only just been received by the Committee. The House can rest assured that the application will be dealt with in accordance with the normal requirements of the Housing Law, Regulations and Housing Committee policy, particularly in relation to price control and the purchase of a single unit of accommodation by a company.
2. No formal application has been received in my Department for a States’ building loan on this property. Informal inquiries were made, and my Department advised that in accordance with the Building Loan Regulations, a loan could be made on the property provided that the cost of acquiring the property, together with the cost of essential improvements, did not exceed limits laid down in the Regulations. No commitment is made in these circumstances until a satisfactory surveyor’s report is received.
3. As the application has only just been received by my Department, it has not yet been processed. I can only repeat that the application will be dealt with in accordance with

the requirements of the Housing Law, Regulations, and Housing Committee policy.”

“J” category essential employees. Question and answer.

Senator Richard Joseph Shenton asked Deputy Hendricus Adolphus Vandervliet of St. Lawrence, President of the Housing Committee, the following question –

“Will the President inform the House as to what consideration is given to the housing problems caused to the families of (j) category essential employees when their employment is terminated?”

The President of the Housing Committee replied as follows –

“When an essential employee is given the right to occupy a property in the Island under Regulation 1(1)(j) of the Housing (General Provisions) (Jersey) Regulations, 1970, as amended, it is specifically in recognition of his essential employment with a particular employer. The formal consent issued by the Committee specifically states that the unit of accommodation in question is occupied by that employee subject to his continued full-time employment in that capacity with that employer. It follows, therefore, that when an employee leaves that employment, he is unable to occupy a separate unit of accommodation in the Island as he does not qualify under any of the Housing Regulations. Continued occupation of that unit is in breach of the Law.

When an essential employee’s employment is terminated, the Housing Committee allows that employee whatever time it considers necessary to carry out whatever arrangements he needs to make, especially insofar as these may relate to his family. (For example, sufficient time for children to finish the current school term.) Clearly, however, the Committee cannot allow the person to continue to occupy the unit under Regulation 1(1)(j) without itself effectively sanctioning a breach of the Housing Law and Regulations.”

Devonshire Mews Development. Questions and answers.

Senator Betty Brooke asked Deputy Hendricus Adolphus Vandervliet of St. Lawrence, President of the Housing Committee, the following questions –

- “1. Devonshire Mews, Devonshire Place, was designated by the Housing Committee in P.88/87 for 25 units of housing accommodation. The site is scheduled for joint development as office/residential accommodation. What square footage will be for office development?
2. What square footage will be for residential development?
3. In the light of the need of the Housing Committee why was this whole area not acquired for housing?
4. During the debate the Housing Committee President indicated that the Finance and Economics Committee agreed to the development provided a tenant was found for the office accommodation. Who is this tenant?
5. Is it not a fact that in repeated housing debates it has been stated that housing development in St. Helier must have priority over office development?”

The President of the Housing Committee replied as follows –

- “1. The total square footage of the site area is 29,500, of which approximately 16,000 square feet will be for office development.
2. Approximately 13,500 square feet of the site area will be for residential development in the form of 25 one-bedroomed flats for States’ rental.
3. The Island Development Committee, in 1985, granted a planning permit to Charles Le Quesne (1956) Limited, to construct office accommodation on this long-standing commercial site. Further, the potential cost of acquiring this extremely expensive commercial site effectively precluded any Category A housing development.

4. I understand that the Finance and Economics Committee has granted a licence for the first phase of the office development, consisting of one office block to be occupied by Bank Cantrade Switzerland (C.I.) Limited, together with the residential development. I also understand that the Finance and Economics Committee has said that it is not minded to grant a licence for the second phase of the office development, consisting of another office block, until an acceptable tenant or purchaser is found. To the best of my knowledge, such tenant or purchaser has not yet been found.
5. I remind the Senator that a planning permit was issued for this development in 1985. I am not qualified to answer planning questions of this nature, and I suggest this question be put to the President of the Island Development Committee.”

Howard Davis Farm: bulb sterilization plant. P.87/87.

THE STATES, adopting a Proposition of the Agriculture and Fisheries Committee, approved in principle the construction of a new bulb sterilisation plant at the Howard Davis Farm.

Victoria Cottage Homes: upgrading. P.89/87.

THE STATES, adopting a Proposition of the Cottage Homes Committee, approved in principle the upgrading of certain areas at the Victoria Cottage Homes, namely –

- (a) Block “J” – the provision of ensuite toilet and washing facilities and shared bathing facilities;
- (b) Blocks “A” and “I” (Units 2/2A, 3/3A, 30/30A and 31/31A) – the provision of ensuite bathrooms to each unit;
- (c) Recreation room – increase available area of existing recreation room by incorporating adjacent unit, re-arrangement of access to and facilities within existing first floor flat and provision of kitchenette and toilet facilities.

Public Health Committee: capital projects for 1988. P.101/87.

THE STATES, adopting a Proposition of the Public Health Committee, approved in principle –

1. the General Hospital Redevelopment, Phase III;
2. the Limes Hospital Redevelopment, Stage 2;
3. the installation of radiological equipment for –
 - (a) the Accident Department;
 - (b) a Mammography Unit;
 - (c) a Whole Body Scanner.

Gambling (Gaming and Lotteries) (Amendment No. 7) (Jersey) Regulations, 1987. P.102/87.

THE STATES, in pursuance of Article 3 of the Gambling (Jersey) Law, 1964, as amended, made Regulations entitled the Gambling (Gaming and Lotteries) (Amendment No. 7) (Jersey) Regulations, 1987.

The States rose at 11.40 a.m.

E.J.M. POTTER,

Greffier of the States.