

# STATES OF JERSEY



## **DRAFT ANNUAL BUSINESS PLAN 2010 (P.117/2009): SECOND AMENDMENT**

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**Lodged au Greffe on 7th September 2009  
by Senator A. Breckon**

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**STATES GREFFE**



**PAGE 3, PARAGRAPH (g) –**

After the words “accepted by the Minister for disposal in 2010 and thereafter”, insert the words –

“, except that for the under-mentioned sites, a condition of sale should be included that developers will be required to provide social rented, first-time buyer homes and/or lifetime homes at no cost to the public purse in return for a reduced price for the sites –

- (i) Le Coin Site, Ann Street, St. Helier,
- (ii) Pine Ridge, West Hill, St. Helier;
- (iii) 46, Rouge Bouillon, St. Helier;
- (iv) D’Hautrée Site, St. Saviour’s Hill, St. Saviour;
- (v) South Hill, States Offices, St. Helier;
- (vi) Field S107, La Route De Maufant, St. Saviour;

SENATOR A. BRECKON

## **REPORT**

I believe that if these sites are sold there will be a short term one-off financial gain, however, I believe we should take a longer term community view and seek a “housing gain” as a longer term strategy from the sale of these sites.

If the sites are sold by tender or other means, or perhaps on a design and build competition, the prospective developers should be advised that the contract will include an element of the completed housing returning to the public at no cost, in return for a reduced site cost – subject to the approval of the Treasury and Resources Minister.

A decision can then be made as to what use is made of the housing from the site – whether it is added to rental stock or is for the provision of lifetime homes, or may be sold to others. This method is widely used by local authorities in England as a means of generating housing from land and property assets without the further use of public funds.

### **Financial and manpower statement**

The amounts received for these sites would be less in monetary terms, however there will be a “housing gain” to offset this. There are no manpower implications.