

**WRITTEN QUESTION TO THE MINISTER FOR TREASURY AND RESOURCES
BY DEPUTY J.H YOUNG OF ST. BRELADE
ANSWER TO BE TABLED ON TUESDAY 18th MARCH 2014**

Question

Will the Minister make available to the Assembly, a schedule of the land and property assets currently owned by the public, identifying those earmarked for sale and disposal, together with a statement of the policy criteria when deciding that such land and property asset :

- a) is a strategic asset;
- b) is wholly operational in nature;
- c) should be retained permanently in public ownership in perpetuity;
- d) should be retained in public ownership to conserve Jersey's heritage and culture;
- e) should be retained to preserve the Island environment and the public access and enjoyment of it;
- f) should be retained to ensure our community can continue to benefit from the amenity currently enjoyed;
- g) should be retained in public ownership only when used for public service provision;
- h) should be exploited for economic purposes by re-development and disposal?

Would the Minister further advise whether in deciding to sell public property he recognizes the special importance in Jersey of all of our built heritage or whether his policy is selective and, whether he ensures that public land and property assets in our coastal National park, especially land alongside the coast at St. Ouen's Bay should be maintained in their existing open and undeveloped state?

Answer

By agreement with Deputy Young this answer is restricted to those land and building assets that have been earmarked for disposal.

A full list of the attributes of land and building assets owned by the Public has been circulated separately to members in spreadsheet form.

Members approved in the Medium Term Financial Plan (MTFP) a Capital Programme for 2013 to 2015. Appendix 4 of the MTFP document recognises that receipts from disposal of surplus land and building assets are a significant potential source of funding.

In seeking to dispose of surplus land and building assets, the Treasury and Resources Minister is acting under delegated authority to deliver States Members approved policy.

In his question, the Deputy provides a list of 'policy criteria' for disposal. This does not reflect an approved policy.

The decision to dispose of a property is not a mechanical process that can be related to a checklist of criteria. Each property proposed for sale will have unique circumstances, which may or may not relate to

the Deputy's list. For example, disposal of a small area of land will have a very different assessment process to the proposed sale of a site for an extensive residential development.

When considering property assets for disposal that have been identified as surplus to requirement for their existing purpose, Jersey Property Holdings will consult with departments to determine whether there is an alternative operational use.

Any identified operational use will need to be supported by a business case for that purpose, which clearly demonstrates that retaining the property provides the best value for the Public in support of approved States strategic policies.

Where the Public's interests, and wider community interest, in the disposed land needs to be retained, for example through the retention of rights of access, this will form part of the disposal recommendation to the Minister and will be reflected in the sale documentation.

Limitations of the future use of a site and its physical attributes will be a matter for the Planning Department to determine with reference to Planning Policy.

The following list comprises those land and building assets sold or identified for disposal within the current MTFP period 2013 to 2015. This list is current and may change during the period should either properties be withdrawn from disposal for any reason or other properties be added as opportunities arise. The list excludes the sale of rights that do not include the disposal of property assets.

Year	Property	Status
2013	Various Quennevais Park Blocks - Flying Freeholds	Interest in various properties sold throughout 2013
	Field 424, Corbiere, St Brelade	Sold 17/5/13
	Mont Mado Shed Site Resale	Sold 8/3/13
	175 Clos des Sables - Flying Freehold	Sold on 27/9/13
	185 Clos des Sables - Flying Freehold	Sold on 18/10/13
	Gorey Quarry and Anchorage	Sold 25/10/13
	Railway Walk Store	Sold 30/8/13
	Land at Beaumont Tower	Sold 13/12/13
	Greve de Lecq tower car park - strip of land to Hotel des	Sold 22/11/13
	1 Don Terrace	Sold 20/12/13
	2014	La Preference
Chez Marguerite		Sale approved in principle
Field 442A St Catherine		Sold 24/1/2014
31 Kensington Place		Marketing
Old Mill House		Sale approved in principle
Piquet House, Royal Square, St Helier		Sale approved in principle
Tevielka		Sale approved in principle
Alzola		H&SS to vacate - disposal in Q3 2014
35 Clearview Street - Flying Freehold		Sold 14/2/2014
St Mark's Adolescence Centre		H&SS to vacate - disposal in Q3 2014
Old Blacksmith's Store, Corbiere		To be marketed
La Pulente Toilets		Sale approved in principle
Chateau du Port Stone Hut		To be marketed
Maison d'Azette - Flying Freehold		To progress 2014
Halcyon House Access Way		Sale approved - to be completed
8 F Block Quennevais Park - Flying Freehold		Sale approved - to be completed
Le Petit Fort - Drainage Rights		Approved in principle
Fields 811,816 810 St Peter		Sale approved in principle
Former JCG Site		To be developed by SoJDC
Various Roads and footpaths, Quennevais Park and Clos des Sables to Parish of St Brelade at nil consideration	Approved in principle - pending completion of improvement works	
2015	Ann Court	Proposed sale to Jersey Homes Trust - value to be determined
	South Hill	To be released through Office Modernisation Programme - SOJDC to develop
	Sounds Workshop	To be vacated 2015. Potential residential development site
	Marina Cottages	H&SS Residential - part of St Saviours South site to be developed by SoJDC
	1-14 Valley Close	H&SS Residential - part of St Saviours South site to be developed by SoJDC
	Marina Court	H&SS Residential - part of St Saviours South site to be developed by SoJDC
	St Saviour South Side - Queens House etc.	H&SS Residential - part of St Saviours South site to be developed by SoJDC