



Investing in Jersey

2026 - 2050

JULY 2025

Introduction



Building for the long term

Jersey's infrastructure has served the Island well for decades. However, like many jurisdictions with long-established public assets, we are now facing a combination of new pressures and overdue maintenance that require a clear and coordinated response. Much of our core infrastructure is ageing, and in some areas is no longer fit for purpose. This includes roads, public buildings, education facilities, water and drainage systems, and flood defences.

This plan is a key step in addressing the demographic challenges we are facing. Our growing population, changing demographic profile, climate risks, and shifts in how services are delivered all place additional demands on those systems. At the same time, despite increasing day-to-day public expenditure in recent years, long-term capital investment has not kept pace with need.

This document outlines a proposed medium and long-term investment strategy designed to address these challenges in a coordinated, sustainable and transparent manner. The strategy will be supported by a new **Jersey Capital Investment Fund**, which will provide structured financial support for infrastructure renewal and development over the period 2026-2050.

This is not a one-off programme, but a long-term shift in how we look after the public assets that we all rely on. It will require careful planning, ongoing oversight and collaboration across sectors, but it offers a clear and practical route to improving public services, supporting the economy and maintaining Jersey's quality of life.

*Deputy Lyndon Farnham,
Chief Minister*

Executive summary

Investing in Jersey: 2026-2050 sets out a long-term, coordinated plan for renewing and maintaining the Island's infrastructure and public assets. It provides a clear framework for investment in key areas such as housing, education, roads, utilities, coastal resilience, public buildings, and shared community spaces.

The document has three main purposes:

1. To present a long-term plan for capital investment

It defines the scale and focus of proposed investment, sets out the case for change, and shows how the programme supports Jersey's wider social, economic, and environmental goals.

2. To explain how capital investment will be funded and delivered

It introduces the **Jersey Capital Investment Fund** outlining how it will be financed and governed, and setting out the processes for prioritising, approving, and monitoring projects over time.

3. To support public understanding and democratic engagement

It provides a clear basis for informed discussion and accountability, helping Islanders and States Members assess the benefits, risks, and trade-offs of delivering long-term public investment.

At the centre of the strategy is the **Jersey Capital Investment Fund**, a dedicated mechanism designed to hold and safeguard long-term funding for infrastructure and regeneration projects over a 25-year period. The Fund will manage the required capital investment annually, subject to States Assembly approval, by ringfencing resources drawn from existing capital budgets, the reprioritisation of spending, efficiency savings, limited borrowing, and general revenue surpluses where appropriate.

Key features of the programme include:

- A clear link between investment and public service outcomes
- Phased delivery of major projects to improve efficiency and manage risk
- Improved governance, transparency, and accountability in decision-making
- A consistent investment pipeline to support the local economy and workforce planning

Early investment will focus on areas where the need is greatest and where improvements will have a direct public benefit. This includes housing, schools, water and drainage systems, coastal defences, transport networks, and community facilities, particularly those requiring renewal or expansion to meet current and future demand and service requirements.

The plan aligns with wider strategic objectives, including addressing population change, supporting sustainable economic growth, reducing environmental risk, and improving access to essential services. It is intended to provide islanders with a stable and well-governed platform for shaping long-term public investment in Jersey's future.

Initial investment priorities

The early years of the programme will focus on areas where infrastructure needs are most urgent or where investment can deliver clear social and economic benefits. The following priorities have been identified:



1. Housing

- Increase the supply of affordable housing, particularly for new owners and tenants, families, key workers and older Islanders.
- Support home ownership through targeted schemes and review of first-time buyer policies.
- Deliver family-sized homes that reflect the requirements of the Island's population, rather than focusing solely on smaller units.
- Encourage lower-cost modern methods of construction and energy efficient housing.



2. Infrastructure and utilities

- Improve the Island's road network and footpaths, including surface renewal and safety upgrades.
- Expand and upgrade the Island's drainage system, including connections to properties not currently served by the network.
- Extend the reach of the mains water system and invest in long-term water security, including PFAS treatment and supply resilience.
- Upgrade sea defences and flood protection systems to reflect current and future climate risks.
- Upgrade or replace public buildings used for care, emergency services and administrative functions.



3. Education, skills and youth facilities

- Relocate Highlands College to a more central location.
- Modernise and replace existing primary and secondary school buildings, including Rouge Bouillon School and a new primary school at Gas Place.
- Expand and improve youth services through new facilities and outreach programmes.



4. Public realm, community spaces and sports facilities

- Improve the quality and accessibility of town and community spaces, including streetscapes and recreational areas.
- Invest in modern, inclusive sports infrastructure in preparation for the Island Games in 2035.

Future decisions on investment will be based on updated business cases, capacity considerations and alignment with the island's agreed strategic priorities.

Housing

Supporting access to more affordable homes

Access to affordable, suitable housing remains one of the most pressing challenges facing our Island. Too many Islanders, particularly younger people and those early in their careers, are struggling to find homes that meet their needs and are within reach financially. High property prices, limited supply and a mismatch between available housing and the expectations of the population are placing increasing pressure on individuals, families, and key sectors of the workforce.

This is not a new issue, but it is one that now demands more focused and sustained action. The Government has a responsibility to ensure that the housing market works in the interest of the whole community. That includes supporting access to home ownership, protecting affordable rental options and planning for demographic change.

Affordable housing plays a vital role in enabling young Islanders to remain in Jersey, rather than seeking opportunities elsewhere. It also supports young families to put down roots and raise children in secure, stable environments, an important factor in addressing the Island's declining birth rate and ensuring a sustainable future for our community.

The Government's aim is clear: to increase the supply of well-designed, reasonably priced homes, to buy and rent, so that Islanders of all ages have realistic choices, whether they are starting out, raising a family, or looking to downsize later in life. This includes working with the private sector, housing providers, and the community to ensure that new developments reflect the needs of Islanders today and in the future.

This part of the *Investing in Jersey* programme sets out a practical and financially supported plan to deliver new homes in a way that supports long-term community stability and economic resilience.

What we will do

1. Delivering more family-sized homes

Many recent developments have focused on smaller apartments, which are important for some - but do not meet the full range of local needs.

Working with **Andium Homes**, the **Jersey Development Company**, and the **private sector**, we will prioritise the construction of more **two, three and four-bedroom homes**, with an emphasis on good-quality housing that meets the expectations of families.

- Andium's current programme will be expanded and adjusted to focus on this need.
- JDC will be asked to ensure its pipeline includes a mix of housing types, including larger family units.
- Partnerships with private developers will be supported where projects align with these objectives.

The construction of new family homes will be subject to planning capacity, market conditions and labour availability. The rate of construction will be reviewed annually to ensure delivery aligns with actual demand.

2. Supporting key workers

We rely on a range of skilled workers to deliver essential services – including in health, education, hospitality, agriculture, and emergency services. For some, the current housing market is acting as a barrier to recruitment and retention.

We will:

- **Support the delivery of new homes designated for essential workers**, with a particular focus on short and medium-term rental accommodation.
- **Incorporate improved housing options into Government recruitment offers**, where appropriate.
- **Expand eligibility for renting qualified property** to registered workers in specific sectors, subject to agreed controls and safeguards.

These measures will form part of a wider approach to supporting the workforce and reducing pressure on key sectors.

3. Supporting home ownership

We recognise that many Islanders would prefer to own their home but are unable to access the market due to high deposit requirements and high property prices.

To address this, we will:

- **Expand the Homebuy scheme and First Step initiative**, enabling eligible Islanders to receive up to **40% in shared equity support** for their first home purchase.
- **Adapt first-time buyer policies** to ensure that young families are more able to move up from a flat to a house.
- **Work with lenders and developers** to promote fair access and long-term affordability in the home ownership market.

All schemes will include safeguards to prevent misuse and to ensure that public investment supports genuine local need.

4. Meeting the needs of older islanders

Housing needs change over time. As more Islanders live longer, there is a growing need for housing that supports independence in later life.

We will work with partners to:

- Develop **downsize homes** in well-located neighbourhoods, with modern layouts, good accessibility, and access to support services.
- Create more **retirement communities** that offer security, social connection, and appropriate levels of care.
- Increase the supply of **sheltered housing and supported living accommodation**, reducing reliance on high-cost residential care where independent living is possible.

By providing these options, we also help to free up larger homes for the next generation.

5. Supporting modern construction methods and energy-efficient housing

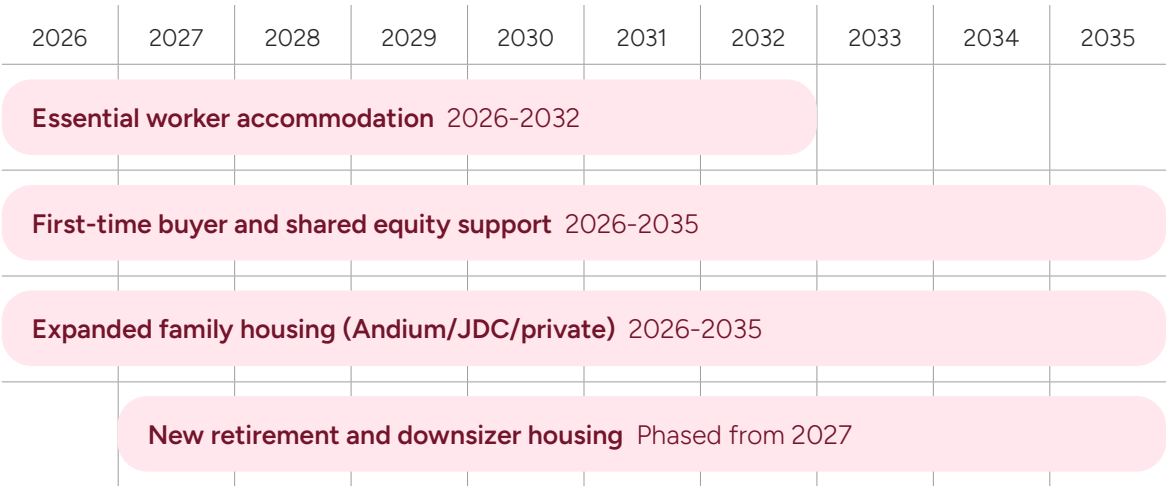
To improve the efficiency, rate and sustainability of housing delivery, the Government will encourage the use of modern methods of construction (MMC). These approaches, such as off-site manufacturing and modular building systems, can help reduce construction time and cost, improve consistency and lower environmental impact.

We will also support the development of more energy-efficient homes, including those designed to generate some of their own energy and reduce overall consumption. These homes can help lower long-term utility costs for residents and contribute to the Island's environmental targets.

By working with industry to promote innovation and develop relevant skills, the aim is to ensure that new housing meets appropriate standards for design, environmental performance, and delivery efficiency.

Delivery timeline

This work will be delivered in stages, aligned with the broader capital investment strategy. Key milestones include:



This programme will require effective planning, coordination across sectors, and maintaining a balanced approach between public and private delivery. Regular updates will be provided as part of the annual capital plan and housing performance reporting programme.

Summary

Access to affordable housing is a critical issue for Jersey, particularly for younger Islanders and families who face high property prices and limited supply. The Government is taking a comprehensive approach to address this challenge by increasing the supply of family-sized homes, supporting key workers with dedicated accommodation, expanding access to home ownership through shared equity schemes, and meeting the needs of older Islanders with more downsize and supported living options. These efforts aim to encourage, and help, young people stay in Jersey, support family life, and contribute to reversing the Island’s declining birth rate. The programme also promotes modern construction methods and energy-efficient housing to ensure delivery is sustainable and aligned with environmental goals, with phased implementation planned through to 2035.



Infrastructure and utilities

Supporting everyday life and long-term growth

The physical infrastructure that underpins Island life - our roads, water systems, drainage networks and sea defences - all play a vital role in public health, economic activity, and day-to-day quality of life. Much of this infrastructure has served Jersey for many years, but in many areas it is now under increasing pressure, either due to age, capacity constraints or changing environmental conditions.

This part of the *Investing in Jersey* programme sets out how Government intends to address essential upgrades to core infrastructure over the coming years, with a focus on reliability, safety, and future resilience.

What we will do

1. Improving and maintaining the road network

Our road network supports a wide range of needs, from commuting and commercial deliveries to school travel and tourism. However, sections of the network are showing signs of significant wear, including surface damage, congestion points and outdated pedestrian routes.

We will:

- **Increase the scale and pace of road surface repairs**, prioritising routes with high usage or safety concerns.
- **Upgrade footpaths and pavements**, particularly in built-up and residential areas, to improve safety and accessibility for all.
- **Adopt long-term planned maintenance schedules** to maintain high standards avoid the higher costs of reactive repair work.

Improvements will be based on technical condition assessments and aligned with wider transport objectives, including safety and sustainability.

2. Supporting safer and more sustainable travel

Alongside road maintenance, we recognise the need to offer more choice in how people move around the Island.

We will:

- **Construct new walking and cycling routes** that are safe, accessible, and integrated with existing infrastructure.
- **Extend existing east–west and north–south cycling corridors**, and develop new routes through rural areas and coastal paths, where appropriate.
- **Continue investment in pedestrian-friendly zones**, especially in town and near schools.

These improvements will encourage active travel, helping to reduce reliance on private cars where suitable alternatives exist, while also promoting healthier lifestyles and improved physical and mental wellbeing.

3. Upgrading drainage and wastewater systems

Jersey's drainage network was originally designed for a smaller population. In many areas it is now operating near capacity, increasing the risk of surface flooding, sewage overflows, and environmental harm. A significant number of homes also remain unconnected to the mains sewer system, relying instead on older or less efficient alternatives.

To address these issues, we will:

- **Increase system capacity** through targeted investment in new infrastructure, including upgraded pipelines, pumping stations, and stormwater retention facilities.
- **Extend access to mains drainage**, enabling more homes to be safely and reliably connected to modern wastewater systems.
- **Improve stormwater and surface water management**, particularly in areas prone to localised flooding or drainage failure.

These improvements will help to reduce pressure on wastewater treatment facilities, protect the natural environment, and support public health. Crucially, a more resilient and better-connected drainage network will also make it easier to bring forward new housing development in areas where current infrastructure limits growth ensuring that new homes are supported by the right utilities from the outset.

4. Ensuring clean and reliable water supply

A safe and reliable water supply is essential. Most homes in Jersey are now connected to the mains system, but some still rely on private water sources. In addition, long-term water security is being affected by population growth, pollution risks (including PFAS), and changing rainfall patterns.

We will:

- **Expand the mains water network** in partnership with Jersey Water to ensure Island-wide access to treated drinking water.
- **Invest in PFAS treatment technologies** and other measures to maintain drinking water quality.
- **Develop long-term water resource planning**, including storage, conservation, and demand management options.

These investments will be aligned with environmental protection goals and the Island's water strategy.

5. Strengthening coastal defences

As a low-lying Island, Jersey is exposed to rising sea levels, storm surges, and coastal erosion. Many existing sea defences were built decades ago and require reinforcement or replacement.

We will:

- **Continue the coastal defence renewal programme**, beginning with sites identified as high priority by Jersey's flood risk assessments.
- **Improve sea walls and flood protection infrastructure**, particularly around vulnerable residential areas and key infrastructure sites.
- **Ensure all works are designed for long-term environmental and structural resilience**, in line with climate risk modelling.

This work will be coordinated with wider coastal management and environmental planning initiatives.

6. Improving the quality of public buildings

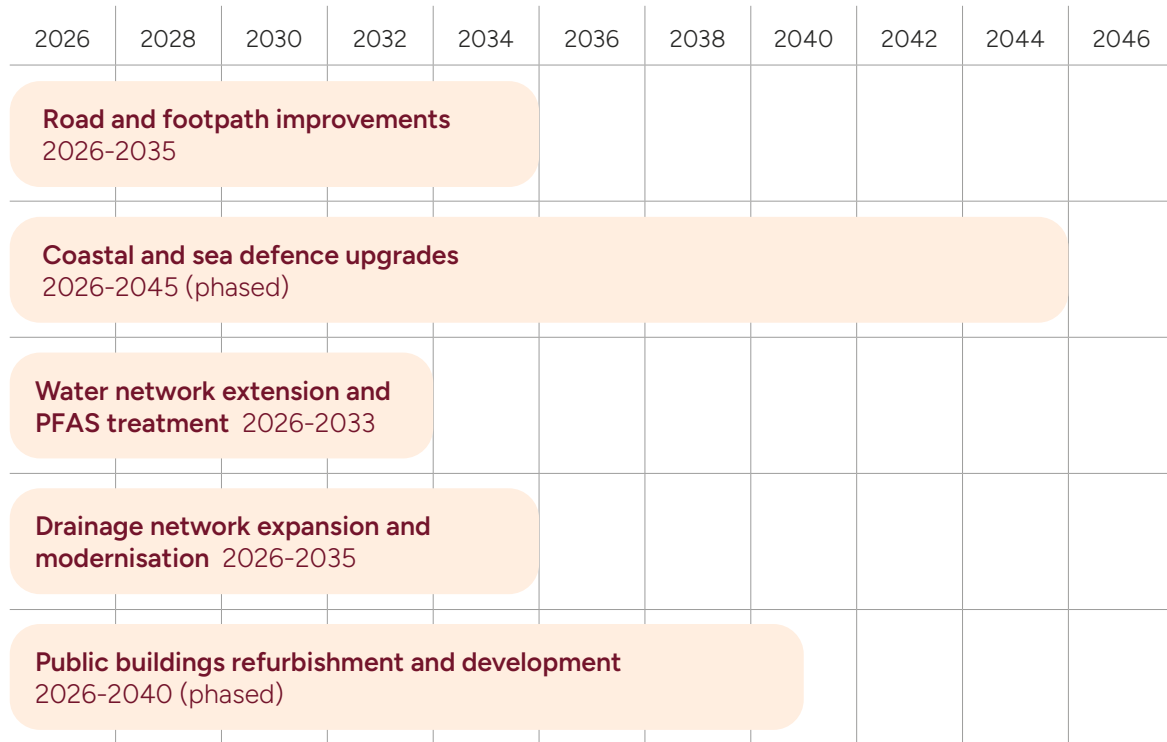
Public buildings play an essential role in delivering core services and shaping the everyday experience of Islanders. Many of these facilities are ageing, inefficient, or no longer fit for purpose. Investing in their renewal is not only necessary for operational reasons - it also delivers broader social, educational, and community benefits.

Our initial focus will include:

- **New homes for children in care**, providing safe, stable, and supportive environments that promote wellbeing and development.
- **A modern Ambulance and Fire Headquarters**, supporting faster emergency response times, better coordination, and improved working conditions for frontline staff.
- **A phased programme of school refurbishments**, improving learning environments, enhancing accessibility, and reducing energy use.

Upgrading public buildings will enhance the quality of services delivered across health, education, and community safety. It will also improve the resilience and sustainability of the Island's infrastructure, reduce long-term maintenance costs, and help ensure that Jersey's civic estate reflects the standards expected by the public it serves. All projects will be prioritised based on need, building condition, and alignment with service delivery plans.

Delivery timeline



The delivery timetable sets out the expected timeframes for each major area of investment, based on current planning assumptions. These timelines will be reviewed and updated annually as part of the Government's capital planning process, ensuring they remain aligned with funding availability, planning approvals, and delivery capacity. This approach will provide clear oversight while allowing flexibility to respond to changing circumstances over the course of the programme.

Summary

Investment in Jersey's infrastructure and utilities is central to supporting a well-functioning Island. By upgrading roads, modernising drainage and water systems, improving public buildings, and reinforcing sea defences, this programme will improve everyday services, protect islanders from environmental risks, and lay the groundwork for future social and economic growth. These improvements will not only enhance public health and safety but also unlock the potential for new homes, support more sustainable transport, and ensure that vital public services, from education to emergency response, are delivered from modern, accessible facilities. This is a long-term investment in the important physical infrastructure that support Island life.



Education, skills and youth facilities

Planning for learning, skills and community development

Jersey's education system plays a central role in shaping future opportunities for children and young people, supporting skills development, and contributing to the Island's social and economic wellbeing. However, a number of schools and youth facilities are operating from buildings that no longer meet modern requirements, either in terms of space, safety, or accessibility.

In addition, the current model for post-16 education and skills provision is constrained by the limitations of the Highlands campus, which is not ideally located and lacks the capacity and flexibility needed to meet future demand.

This part of the *Investing in Jersey* programme sets out a phased plan to modernise school buildings, improve youth services, and create a more accessible and better-integrated Further and Higher Education campus.



What we will do

1. Upgrade and replace ageing school facilities

Several schools are working hard to deliver high-quality education in buildings that are no longer suitable. Many were built decades ago and do not meet modern standards for teaching spaces, ventilation, energy use, or accessibility.

We will:

- **Carry out a phased refurbishment programme for all public schools**, beginning with those in the poorest condition or where demand is growing.
- **Deliver a new town primary school at Gas Place**, addressing current capacity pressures and ensuring local access to modern, inclusive facilities.
- **Redevelop Rouge Bouillon School**, replacing outdated accommodation with new facilities that support a better learning environment. Where appropriate, we will include provision for integrated early years, support services, and increased community use of school spaces.

2. Deliver a central higher and further education campus

Jersey's long-term economic success depends on having a well-educated, skilled workforce. To support this, we will relocate the Further and Higher Education offer from its current site at Highlands to a purpose-built campus in St Helier.

This campus will:

- **Provide modern, accessible learning environments** for students aged 16 and above.
- **Improve links between education and local employers**, supporting skills development and training for key sectors.
- **Allow better integration between academic, technical, and vocational pathways**, creating clearer progression routes for students.

Relocating Highlands College to a more central site in town will improve access for students, support closer links with local employers, and make better use of existing transport and public infrastructure. It will bring more daily footfall into St Helier, supporting retail, hospitality, and the wider town economy. The move will also free up the current Highlands site, creating an opportunity to deliver new affordable family housing in a well-established residential area, contributing to wider housing goals and making more efficient use of public land.

3. Improve access to youth services

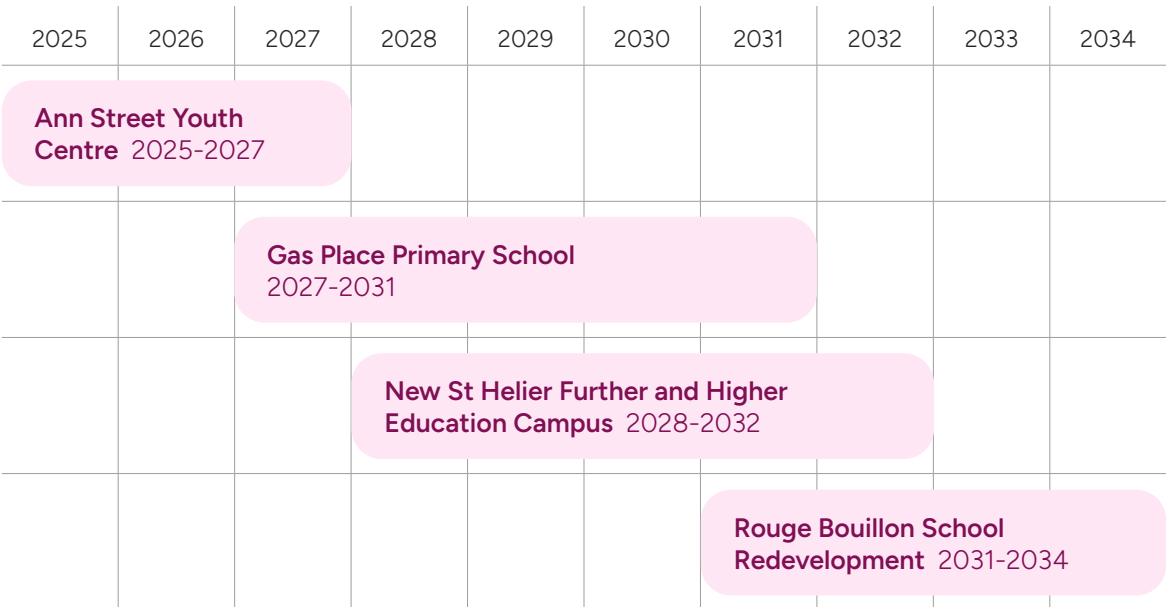
Youth services provide an important bridge between education, wellbeing, and community engagement. A number of youth facilities across the Island are in need of modernisation or relocation.

We will:

- **Develop a new Youth Centre at Ann Street Brewery**, creating a safe, accessible space for young people to socialise, learn, and seek support.
- **Integrate youth provision with new education facilities**, particularly in the St Helier area, to support inclusive access and early intervention.
- **Ensure youth services are designed with input from young people**, including their views on what makes spaces welcoming, inclusive, and appropriate.

These investments will support social development, early mental health support, and wider youth engagement.

Delivery timeline



Each of these projects will go through detailed design, planning, and procurement stages, subject to public consultation. The Jersey Capital Investment Fund will provide financial certainty for long-term delivery, with annual updates provided through the States budgeting process.

Summary

This section sets out a long-term plan to modernise Jersey's education and youth facilities. It includes the phased refurbishment of schools to meet modern standards, the delivery of a new town primary school, and the redevelopment of Rouge Bouillon primary school. A new Further and Higher Education campus will be built in St Helier, improving access for students, strengthening links with employers, and supporting the town economy. The existing Highlands site will be released for new affordable family housing. Investment in youth services will also create safer, more accessible spaces that support early intervention and personal development. Together, these projects will ensure our education system remains fit for purpose and accessible to all.

Public realm, community spaces and sports facilities

Improving the places we all share

Shared public spaces, including parks, civic areas, the town centre, and sports facilities, play a meaningful role in Island life. They provide spaces where people of all ages can come together, be active, attend community events, and enjoy their surroundings. These environments contribute to both physical and mental wellbeing, support local identity and community cohesion, and play a practical role in encouraging active lifestyles and social inclusion. Well-designed and well-maintained public spaces also support the local economy, drawing footfall into town and neighbourhood centres and making Jersey a more attractive place to live, work, and visit.

However, many of these spaces have not kept pace with changing expectations or the needs of a growing population. Some facilities are outdated, under strain from increased use, or no longer fully accessible to everyone in the community. This part of the Investing in Jersey programme outlines a coordinated and phased approach to modernising and maintaining public spaces, alongside the already announced plans to regenerate Fort Regent. It focuses on making them safer, more inclusive, and better equipped to serve their communities, ensuring they remain valuable assets that continue to benefit Islanders for years to come.



What we will do

1. Revitalise the centre of st helier

The town centre is one of the Island's most important shared spaces – serving residents, businesses, and visitors. It requires regular investment to remain welcoming, accessible, and fit for purpose.

We will:

- **Enhance public areas in and around the town centre**, including parks and gardens, improved planting, better lighting, and more accessible pedestrian routes.
- **Deliver a new public car park in St Helier**, to support the town economy, improve access to local shops and services without undermining long-term goals around sustainable travel.

These works will be designed in consultation with businesses, local communities, and heritage groups to ensure they meet a wide range of needs.

2. Improve and maintain sports facilities

Sport plays a valuable role in Island life, supporting physical and mental health, providing opportunities for social connection, and offering pathways for both recreational and competitive participation.

Many of Jersey's sports facilities, particularly public ones, require modernisation to meet current expectations.

We will:

- **Upgrade key sites such as FB Fields and Le Rocquier**, with a focus on maintaining year-round access for training, schools, and events.
- **Ensure facilities are designed with future Island Games requirements in mind**, contributing to the wider Island Games 2035 planning and legacy.

Where possible, investment in sports infrastructure will be coordinated with education and youth service plans to maximise shared use.

3. Improve accessibility and inclusion in public spaces

Accessibility and ease of use are central to the quality of shared spaces. Too many public areas, including pavements, parks, and community facilities, do not meet the full needs of people with limited mobility, disabilities or other access needs.

We will:

- **Undertake access audits** of key public spaces and facilities.
- **Invest in accessibility upgrades** such as level surfaces, inclusive signage, and safe seating and rest areas.
- **Promote inclusive design in all new regeneration schemes**, so that Island spaces work for all ages and abilities.

This work will support a more inclusive and age-friendly Island, aligned with the broader goals of *Living Island* and related strategies.

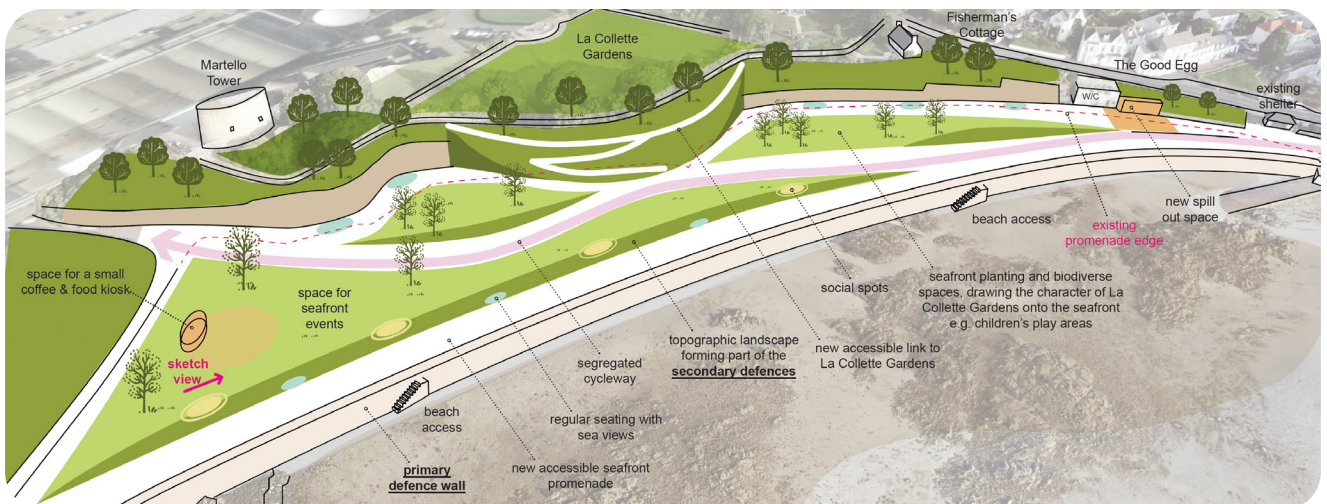
Delivery timeline



Delivery will be phased to manage disruption and ensure continuity of use wherever possible. Design stages will include community and stakeholder engagement, with a focus on functionality and improved long-term maintenance.

Summary

This part of the *Investing in Jersey* programme sets out a plan to improve the Island's shared spaces, including the town centre, parks, and sports facilities so they remain accessible, safe, and well-used by all Islanders. Key projects include revitalising central St Helier, and upgrading FB Fields and Le Rocquier to meet both community and Island Games needs. A phased programme of accessibility improvements will ensure public spaces better serve people of all ages and abilities. These investments aim to enhance daily life, support wellbeing, and ensure public spaces meet modern standards.



Havre des Pas Coastal Flood Alleviation Scheme - Public realm illustrations, July 2025.

The Jersey Capital Investment Fund

A framework for long-term planning

Delivering long-term infrastructure improvements requires a consistent and predictable source of funding. Jersey has previously managed capital projects on a case-by-case basis, often constrained by annual budget pressures or changes in political priorities. This has, at times, led to delays, higher costs, and uncertainty around delivery.

To improve financial planning and ensure better value for money, Government will establish a **Jersey Capital Investment Fund (JCIF)** – a dedicated mechanism for funding public infrastructure and regeneration projects over the next 25 years.

The JCIF does not create new sources of funding itself. Instead, it ensures that funds transferred into it are protected, as well as providing a clearer structure for how existing and future capital investment is prioritised, funded, and managed.

Purpose of the Fund

The JCIF will:

- **Ringfence the required annual funding** for infrastructure, housing, and regeneration projects, with spending plans subject to States Assembly approval.
- **Allow for long-term project planning and delivery**, by smoothing out year-to-year budget pressures.
- **Support consistency in government investment**, especially across changes in political leadership.
- **Create confidence for industry**, by maintaining a pipeline of capital works that supports the construction sector and related jobs.

The Fund will support projects such as school redevelopment, road and drainage upgrades, affordable housing delivery, public buildings, and sea defences. It will also help to modernise and maintain assets that would otherwise fall into disrepair and become more expensive to fix in the future.

How the Fund will work

The Fund will be established in law through primary legislation and with funding matched to a published, long-term capital plan that identifies investment requirements.

Project delivery will remain the responsibility of the relevant department, or arms-length body, and strategic oversight will continue to be provided by the Council of Ministers. This will be achieved in the following ways:

- **Separation from day-to-day spending** - funding for capital investment will be held exclusively in the JCIF and ministers will consider capital spending decisions separately to everyday spending needs, so funds are not diverted to cover operating costs.
- **Clear criteria for project inclusion** - investment decisions will be based on value for money, alignment with strategic goals, and service needs over the long-term.
- **Approval through the annual Budget** - both the individual projects included in the long-term capital plan, and the amounts transferred to the Fund, will be agreed and scrutinised by the States Assembly through the annual budget process.
- **Dedicated annual reporting** - the Government's Annual Report and Accounts will set out how funding has been spent and what progress has been made.

This approach will help to deliver the following:

- **Greater visibility and transparency** - a long-term view of what investments are planned and the funds needed to keep our Jersey in the condition that islanders expect
- **Better decisions** - long-term planning will allow governments to prioritise the right projects at the right time, getting better value for money
- **Increased trust and confidence** - the public can see how funding is being managed responsibly and is tied to clear plans around which the construction and infrastructure sectors will have the confidence to invest in the skills and capacity to deliver projects efficiently.
- **Protected funding for critical infrastructure** - dedicating funds helps protect investment in essential projects from short-term budget pressures.

Funding sources

The JCIF will draw from a combination of funding streams, including:

1. Existing capital budgets

Many projects already receive funding through annual capital allocations. These will now be consolidated under the JCIF for more consistent management.

2. Reprioritisation of expenditure

Savings made through improved efficiency and value-for-money reviews will be redirected to long-term investment rather than short-term consumption.

3. Surpluses from general revenue

Where government income exceeds forecast levels, a portion will be transferred to the JCIF. This will allow windfall gains to be used for long-term benefit.

4. Borrowing, where appropriate

Time-limited borrowing may be used to initiate large-scale projects that would otherwise face long delays – but only where repayment plans are in place, and where borrowing costs are affordable. This approach will be used sparingly and with clear justification.

Borrowing will be governed by formal agreements that set out repayment terms for both interest and principal. In all cases, Jersey's broader fiscal rules will continue to apply including the need to maintain a balanced budget over the economic cycle, and the need to ensure that any borrowing does not negatively impact the Island's credit rating.

Phasing and implementation

Alongside the principles for the creation of the Fund, the first Investing in Jersey initiatives will be proposed in the **Budget 2026-29**. These will focus on priority projects that are ready for delivery, such as the redevelopment of Fort Regent and urgent utility upgrades. The money needed to deliver these initiatives will be transferred to the JCIF, if approved by the States Assembly.

Further initiatives and funding transfers will follow in future budgets, with investment decisions based on updated business cases, capacity, and alignment with the Island's strategic priorities.

The Fund is designed to be adaptable. Should economic or fiscal conditions change, the scale and timing of projects can be reviewed without disrupting long-term delivery aims.

Summary

The Jersey Capital Investment Fund is a practical tool to support the long-term renewal and maintenance of Jersey's public infrastructure. It is designed to reduce the risk of delay, avoid short-term decision-making, and support more consistent delivery across political terms.

By managing infrastructure investment in a more structured and accountable way, Government can ensure public assets are maintained to a high standard, future demand is anticipated, and Islanders see clear value from public spending.

Conclusion

Laying strong foundations for Jersey's future

This programme, *Investing in Jersey: 2026-2050*, represents a clear and measured commitment to securing the Island's long-term future. It sets out a practical strategy for renewing our infrastructure, modernising key public services, and improving the everyday spaces that support Island life.

We have taken a considered view of the challenges Jersey faces, from population change and housing pressures to climate resilience and the condition of ageing public assets. This plan provides a realistic and financially responsible route to addressing those needs, not just for the next few years, but across the coming decades.

For the first time, Jersey will have a coordinated and long-term capital investment framework, supported by the creation of a Jersey Capital Investment Fund. This new approach allows us to prioritise major projects in a consistent and transparent way, improving planning, delivery, and public confidence in how resources are used.

The focus of this programme is clear: to get the basics right. That means investing in good-quality homes that people can afford, making sure our schools and youth services are fit for the future, maintaining safe and efficient roads and utilities, and improving the public realm shared spaces that bring communities together. These investments will benefit Islanders across all ages and backgrounds, supporting health, education, jobs, and quality of life.

This is not just a plan for government. It is a plan for the Island as a whole shaped by our shared ambition to build a better, fairer, and more sustainable future. It will require careful oversight, collaboration across sectors, and continued engagement with Islanders to ensure delivery remains focused, inclusive, and responsive to changing needs.

Our aim is to ensure that Jersey continues to be a well-connected, resilient and welcoming place to live and work, not just for today, but for generations to come. By investing in the services, homes and infrastructure our community needs, we are giving young Islanders greater confidence that they can build their futures here, with access to affordable housing, opportunity, security, and a good quality of life.

With the right foundations in place, we can continue to move forward with confidence.

