

Date of Meeting	Attendees	Extract of Minutes from the Regeneration Steering Group	Exemption Applied
20.07.11	<p>Senator Terry Le Sueur, Chief Minister (Chairman) Senator Philip Ozouf, Minister for Treasury and Resources Senator Alan Maclean, Minister for Economic Development Connétable Mike Jackson, Minister for Transport and Technical Services The Connétable of St. Helier John Richardson, Interim Chief Executive of the States Laura Rowley, Treasurer of the States Steven Izatt, Managing Director, States of Jersey Development Company Mike King, Chief Officer, Economic Development John Rogers, Chief Officer, Transport and Technical Services Andrew Scate, Chief Officer, Planning and Environment</p>	<p>Future Projects</p> <p>The Regeneration Steering Group considered the future projects that would be delivered under the new structure for property and infrastructure regeneration.</p> <p>It was identified that the 2011 Island Plan, as approved by the States, specified the Regeneration Zones that would be subject to an area-wide strategy to deliver property and infrastructure regeneration projects.</p> <p>These included the East of Albert areas, the Esplanade Quarter, the Airport, and other St. Helier regeneration areas.</p> <p>It was also acknowledged that site-specific developments, including the former Jersey College for Girls and Summerland sites could also soon be progressed, and there was an option to expand this list to include St. Saviour's Hospital and the La Folie sites. Further discussion about these would follow at the next scheduled Regeneration Steering Group meeting.</p>	
29.09.11	<p>Senator Terry Le Sueur, Chief Minister (Chairman) Senator Philip Ozouf, Minister for Treasury and Resources Senator Alan Maclean, Minister for Economic Development Connétable Mike Jackson, Minister for Transport and Technical Services The Connétable of St. Helier John Richardson, Interim Chief Executive of the States Laura Rowley, Treasurer of the States Doug Bannister, Group Chief Executive Officer of Jersey Ports Lee Henry, Finance Director, States of Jersey Development Company Steven Izatt, Managing Director, States of Jersey Development Company John Rogers, Chief Officer, Transport and Technical Services Andrew Scate, Chief Officer, Planning and Environment</p>	<p>Update on Masterplans and Development Briefs</p> <p>The Regeneration Steering Group, with the Chief Officer of the Environment Department in attendance, noted that it had agreed at its previous meeting to receive regular updates on Masterplans and Development Briefs.</p> <p>It was reported that the Environment Department was progressing a number of draft Development Briefs, which involved feeding planning policy, responses from statutory consultees, and background research into the process. To this extent, it was noted the Department was working on the following Briefs:</p> <ul style="list-style-type: none"> • The former Jersey College for Girls site • South Hill • La Folie 	

		<p>[REDACTED]</p> <p>[REDACTED]</p> <p>[REDACTED]</p> <p>[REDACTED]</p> <p>[REDACTED]</p> <p>[REDACTED]</p> <p>As far as possible, the redevelopment processes for St. Saviour’s Hospital will parallel the relocation proposals in order to minimise the period of vacancy.</p> <p>Works could commence on the redevelopment of St. Saviour’s Hospital in early 2017, completing end of 2019/early 2020, with the entire site having been vacated Q2 2018.</p> <p>The RSG approved the high-level timetable for the redevelopment of St. Saviours Hospital.</p>	<p>Article 35</p> <p>Article 35</p>
30.06.14	<p>Senator I.J. Gorst, Chief Minister – Chair Connétable A.S. Crowcroft of St Helier Senator P.F.C. Ozouf, Minister for Treasury and Resources Deputy K.C. Lewis, Minister for Transport and Technical Services Deputy E.J. Noel, Assistant Minister for Treasury and Resources Deputy A.K.F. Green M.B.E. Minister for Housing J. Richardson, Chief Executive to the Council of Ministers & Head of the Public Service L.Henry, Managing Director, States of Jersey Development Company M.King, Chief Officer, Economic Development Department D. Bannister, Group Chief Executive, Ports of Jersey L. Rowley, Treasurer of the States</p>	<p>St Saviour’s Hospital - Update</p> <p>Work has been undertaken with Health & Social Services to identify a long-term solution for Orchard House.</p> <p>The meeting stressed that it did not want Queen’s House to deteriorate by being left for too long.</p> <p>Deputy Noel has written to the Minister for Health & Social Services and was awaiting a response.</p> <p>It was agreed that improvements to the current Orchard House property and providing an appropriate replacement facility for the functions currently undertaken at Orchard House was a priority.</p> <p>Actions</p> <p>Chief Executive and Director of Jersey Property Holdings to prepare a detailed note on the situation and summarise what it would take to unblock the situation with Health & Social Services.</p>	

<p>13.03.15</p>	<p>Senator I.J. Gorst, Chief Minister – Chair Connétable A.S. Crowcroft of St Helier Senator L.J. Farnham, Minister for Economic Development Deputy E.J. Noel, Minister for Transport and Technical Services Deputy A.E. Pryke. Minister for Housing J. Richardson, Chief Executive to the Council of Ministers & Head of the Public Service L. Henry, Managing Director, States of Jersey Development Company (SoJDC) A. Scate, Chief Officer, Department of the Environment M. King, Chief Officer, Economic Development Department D. Bannister, Group Chief Executive, Ports of Jersey J. Rogers, Chief Officer, Transport and Technical Services</p>	<p>Potential Property Disposals 2015 and 2016-2019</p> <p>The current Medium Term Financial Plan (MTFP) includes a requirement to deliver disposal receipts of £9 million in 2015.</p> <p>The next MTFP 2016–2019 currently has no specific target inscribed for disposal receipts, however in view of the position of public finances identification of sites for development or disposal will provide a source of funding for other investment in the public realm.</p> <p>The following properties have been identified for disposal in 2015:</p> <ul style="list-style-type: none"> • Field 444A • 8B Block Quennevais Park - Freehold Interest • 4E Block Quennevais Park - Freehold Interest • Albert Place control room • Coutil des Vaux • Fields 811,816 810 St Peter • Maison d'Azette - Freehold Interest • St Mark's Adolescence Centre • Old Blacksmith's Store, Corbiere • 31 Kensington Place • Former JCG Site • Nat West Bank St Aubins • Alzola • Ann Court • Sounds Workshop ■ [REDACTED] ■ [REDACTED] • Warwick Farm Infill • Highbury House and Stranton Site ■ [REDACTED] ■ [REDACTED] ■ [REDACTED] ■ [REDACTED] ■ [REDACTED] ■ [REDACTED] <p>It is anticipated that the above would realise c£10 million and meet the requirement for 2015.</p>	<p>Article 33</p> <p>Article 33</p>
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		<ul style="list-style-type: none"> Beyond 2015 individual sites, such as residential units, opportunities for disposal become more limited. To continue a stream of disposal assets will require a more structured approach to asset management. <p><u>Sites that have the potential to deliver capital returns in the next MTFP period include:</u></p> <p>St Saviours Hospital site (south of the road) – [REDACTED] [REDACTED] [REDACTED] [REDACTED] If this is possible, there remains some equipment and file storage on the southern site that will need to be relocated or dumped. This will be a matter for Health to resolve, but it may be possible to vacate the site in 2015 (optimistically).</p> <p>[REDACTED] [REDACTED] [REDACTED] [REDACTED]</p> <p>The RSG will need to consider whether the site should be disposed to the market or developed out by SoJDC. A paper will be brought forward for consideration once the [REDACTED] position is confirmed.</p> <p>Actions/Points noted</p> <p>St Saviours Hospital – consider future of this site i.e. dispose of into the market or JDC development. Noted decision will be driven by cash flow. A bigger conversation needs to be held on [REDACTED] [REDACTED] Planning will need to undertake a development brief, which will provide internal guidance for RSG discussion.</p> <p>RSG asked that this item be updated following the selling of [REDACTED] [REDACTED] and an amended paper represented at a future meeting</p>	<p>Article 35</p> <p>Article 35</p> <p>Article 35</p> <p>Article 35</p> <p>Article 35</p>
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18.12.15		<p>No reference to St Saviour's hospital in minutes</p>	
15.06.17 <u>(un-approved Minutes)</u>	<p>Deputy E J Noel, Minister for Infrastructure – Chair Senator L J Farnham, Minister for Economic Development, Tourism, Sport and Culture Connetable A S Crowcroft of St Helier Deputy S G Luce, Minister for the Environment Deputy A E Pryke, Minister for Housing L. Henry, Managing Director, Jersey Development Company (JDC) R Bell, Treasurer of the States Of Jersey D Bannister, Group Chief Executive, Ports of Jersey</p>	<p>St Saviours Hospital</p> <p>[REDACTED]</p> <p>[REDACTED]</p> <p>[REDACTED]</p> <p>The development and relocation of the secure unit could be completed by mid-2019 thereby vacating St. Saviours Hospital.</p> <p>[REDACTED]</p> <p>[REDACTED]</p> <p>[REDACTED]</p> <p>[REDACTED]</p> <p>P73/2010 listed St. Saviours Hospital as a potential JDC development and JPH is in early dialogue with JDC to deliver the redevelopment of the site.</p>	<p>Article 35</p> <p>Article 35</p>

In order for the plans to be commissioned by JDC in the second half of 2018, a development brief for the site will need to be prepared by the Environment Minister and considered by the RSG.

Actions/Points noted

[REDACTED]

[REDACTED]
[REDACTED]
[REDACTED]

Article 35

Article 35

Mid 2019 able to provide possession.

Site needs careful consideration.

[REDACTED]
[REDACTED]

Article 35

JDC Board show willingness to commit to these sort of schemes. Timing is important and mid-2019 fits their programme as College Gardens will be complete.

This is a project that JDC would like to be involved with.

How does SoJ benefit financially:-

- Valuation for development which sets the land value.
- Set out detailed development appraisal sharing profit so SoJ benefit from this profit.
- Trade-off for providing affordable housing on the site.
- Would be proposing a deferment of payment on St Saviours Hospital.

The mixture of tenure would be for RSG to agree.

		<p>Housing Minister wished some shared equity homes included on the site.</p> <p>Minister for Infrastructure would like to get an outline planning agreement for both St. Saviours and South Hill as soon as is reasonably practicable.</p> <p><u>Recommendations</u></p> <p>The RSG were asked to confirm the following points:-</p> <ul style="list-style-type: none">— JDC to carry out the regeneration of the St. Saviours Hospital site and for it to be transferred to JDC in due course in accordance with the asset transfer protocol Agreed by RSG— Request the Environment Minister to produce a draft development brief for the site Rules of engagement required (noted Garden at the front is listed)— [REDACTED]— That the value of the site is to be maximised with the delivery of Category B homes for sale Subject to limited shared equity provision – site will be Category B <p>The RSG noted the progress update.</p>	Article 35
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