Date of Meeting	Attendees	Extract of Minutes from the Regeneration Steering Group	Exemption Applied
20.07.11	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	Future Projects The Regeneration Steering Group considered the future projects that would be delivered under the new structure for property and infrastructure regeneration. 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. These included the East of Albert areas, the Esplanade Quarter, the Airport, and other St. Helier regeneration areas. 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.	
29.09.11	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	Update on Masterplans and Development Briefs 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. 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: • The former Jersey College for Girls site • South Hill • La Folie	

		 Summerland and the Ambulance Station St Saviour's Hospital 	
17.12.13	Deputy E.J. Noel, Assistant Minister for Treasury and Resources - Chair Deputy K.C. Lewis, Minister for Transport and Technical Services Connétable A.S. Crowcroft of St. Helier J. Richardson, Chief Executive to the Council of Ministers & Head of the Public Service L. Henry, Managing Director, States of Jersey Development Company A. Scate, Chief Officer, Department of the Environment	St Saviour's Hospital The Director of Estates for Jersey Property Holdings provided the Group with a verbal update concerning St Saviour's Hospital. The Group was advised that the majority of the southerly part of the site was now no longer being used which opened up the opportunity for its redevelopment. It was felt important that an exit strategy linked to a development plan was formulated in order to avoid a disjointed approach which would leave a vacant site. The Group agreed that the Planning & Environment Department should draft a development brief in 2014. The Group also agreed that SoJDC should be appointed the developer and tasked the SoJDC with coordinating a strategy.	
27.03.14	Senator I.J. Gorst, Chief Minister – Chair Senator P.F.C Ozouf, Minister for Treasury and Resources Connétable A.S. Crowcroft of St. Helier Deputy K.C. Lewis, Minister for Transport and Technical Services Deputy E.J. Noel, Assistant Minister for Treasury and Resources J. Richardson, Chief Executive to the Council of Ministers & Head of the Public Service L. Henry, Managing Director, States of Jersey Development Company A. Scate, Chief Officer, Department of the Environment M. King, Chief Officer, Economic Development Department D. Bannister, Group Chief Executive Officer, Harbours and Airport L. Rowley, Treasurer of the States	At the meeting of 17th December 2013, the RSG requested SoJDC to produce a high-level delivery strategy for the redevelopment of St. Saviour's Hospital to ensure that the property was not left vacant for any length of time post relocation of H&SS. Following a discussion with JPH, a high-level delivery timetable has been produced for initial discussion and approval by the RSG. Orchard House remains in use at St. Saviour's Hospital and these facilities will need to be relocated before any development can commence.	Article 35

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		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.	
		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.	
		The RSG approved the high-level timetable for the redevelopment of St. Saviours Hospital.	
30.06.14	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	St Saviour's Hospital - Update Work has been undertaken with Health & Social Services to identify a long-term solution for Orchard House. The meeting stressed that it did not want Queen's House to deteriorate by being left for too long. Deputy Noel has written to the Minister for Health & Social Services and was awaiting a response. 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. Actions 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.	

13.03.15 Senator I.J. Gorst, Chief Minister - Chair Potential Property Disposals 2015 and 2016-2019 Connétable A.S. Crowcroft of St Helier Senator L.J. Farnham, Minister for Economic Development The current Medium Term Financial Plan (MTFP) includes a Deputy E.J. Noel, Minister for Transport and Technical requirement to deliver disposal receipts of £9 million in 2015. Services Deputy A.E. Pryke. Minister for Housing The next MTFP 2016-2019 currently has no specific target inscribed for J. Richardson, Chief Executive to the Council of Ministers & disposal receipts, however in view of the position of public finances Head of the Public Service identification of sites for development or disposal will provide a source L. Henry, Managing Director, States of Jersey Development of funding for other investment in the public realm. Company (SoJDC) A. Scate, Chief Officer, Department of the Environment The following properties have been identified for disposal in 2015: M. King, Chief Officer, Economic Development Department D. Bannister, Group Chief Executive, Ports of Jersey Field 444A J. Rogers, Chief Officer, Transport and Technical Services 8B Block Quennevais Park - Freehold Interest 4E Block Quennevais Park - Freehold Interest Albert Place control room Cotil 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 Article 33 Warwick Farm Infill Highbury House and Stranton Site Article 33 It is anticipated that the above would realise c£10 million and meet the requirement for 2015.

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. Sites that have the potential to deliver capital returns in the next MTFP period include:	
St Saviours Hospital site (south of the road) –	Article 35
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).	
	Article 35
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 position is confirmed. Actions/Points noted	Article 35
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 Planning will need to undertake a development brief, which will provide internal guidance for RSG discussion.	Article 35
RSG asked that this item be updated following the selling of and an amended paper represented at a future meeting	Article 35

25.09.15 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 Senator P.F.C. Ozouf, Assistant Chief Minister Deputy S.G. Luce, Minister for Planning and Environment Deputy A.E. Pryke. Minister for Housing

- L. Henry, Managing Director, States of Jersey Development Company (SoJDC)
- J. Richardson, Chief Executive to the Council of Ministers & Head of the Public Service
- A. Scate, Chief Officer, Department of the Environment
- J. Rogers, Chief Officer, Transport and Technical Services
- M. King, Chief Officer, Economic Development Department

St Saviour and South Hill - timing and disposal options

RSG has received ad hoc updates relating the above the sites in terms of density and timing of disposal.

JPH is firming up on release dates for these sites and now estimates that St. Saviours Hospital could be vacated by Mid-2017 and South Hill by mid-2018.

Both sites have been identified for residential development

One of the reasons for establishing SoJDC was to undertake the redevelopment /regeneration of surplus States owned property (and the approval and delivery processes and asset transfer protocol is set down in proposition P.73/2010).

At its meeting on 4th September 2015, the Board of SoJDC agreed that the Company would be prepared to take on the redevelopment of these sites.

SoJDC could commence design work on St. Saviours Hospital in mid-2016 with South Hill following the year after. This could deliver a target start on site for St. Saviours of early 2018 and South Hill in early 2019 (subject to securing sufficient pre-sales).

In accordance with P.73/2010, it is for the RSG to direct the development activity of SoJDC and, in order that these schemes are progressed as expediently as possible, the RSG is asked to take the decision on disposal route at this stage.

Were the RSG to agree the sale of the sites to SoJDC, the Planning Department would need to work up development briefs for each site in advance of SoJDC commissioning plans. The Planning Department would have a nine month period for St. Saviours Hospital and a 21 month period for South Hill based on the above programme.

Actions/Points noted

Article 35

South Hill - replacement office for staff required

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		RSG agreed that clarity was required on who was going to take the lead going forward so that decisions can be made. A detailed plan was required and the Director of Estates, Jersey Property Holdings agreed to co-ordinate the preparation of a paper for discussion at the next meeting.	
18.12.15		No reference to St Saviour's hospital in minutes	
15.06.17 (un- approved Minutes)	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	St Saviours Hospital	Article 35
	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	The development and relocation of the secure unit could be completed by mid-2019 thereby vacating St. Saviours Hospital.	
			Article 35
		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.	

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** Article 35 Article 35 Mid 2019 able to provide possession. Site needs careful consideration. JDC Board show willingness to commit to these sort of schemes. Article 35 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.

	Housing Minister wished some shared equity homes included on the site.	
	Minister for Infrastructure would like to get an outline planning agreement for both St. Saviours and South Hill as soon as is reasonably practicable.	
	Recommendations	
	The RSG were asked to confirm the following points:-	
	 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) 	
		Article 35
	 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 	
	The RSG noted the progress update.	