

**Notes of the meeting held 15 June 2017
in the Council of Minister's meeting room, Cyril Le Marquand House**

Present:

Deputy E.J. Noel, Minister for Infrastructure – *Chair*
Senator L.J. Farnham, Minister for Economic Development, Tourism, Sport and Culture
Connétable A.S. Crowcroft of St Helier

In attendance:

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
A. Scate, Chief Executive Officer, Department of the Environment
D. Bannister, Group Chief Executive, Ports of Jersey
R. Foster, Director of Estates, Jersey Property Holdings, Department for Infrastructure
C. Sampson, Director - Engineering & Infrastructure, Department for Infrastructure
J. Shilliday, Project Director, Treasury & Resources
R. Jouault, Assistant Director Social Policy, Community & Constitutional Affairs
S. Alves, Director – Technical & Environmental Services, Parish of St Helier
[REDACTED] Policy and Research Officer (*minutes*)

Apologies:

Senator I.J. Gorst, Chief Minister
Senator A.J.H. Maclean, Minister for Treasury and Resources
J. Richardson, Chief Executive to the Council of Ministers & Head of the Public Service
J. Rogers, Chief Officer, Department for Infrastructure
P. Bradbury, Director Corporate Policy, Chief Minister's Department
D. East, Town Centre Manager, Parish of St Helier

1. Minutes of the previous meeting

The minutes of the Regeneration Steering Group ("RSG") meeting held on 9 February 2017, having been previously circulated, were agreed.

2. International Finance Centre Jersey

The RSG received an update report on progress since the last meeting on 9 February 2017:-

IFC 1 – 68,000 sq. ft. NIA

- States Members visit / presentation took place at IFC 1 on 14 March 2017 (21 attended).
- The official opening ceremony on 24 April 2017 – positive feedback from attendees.

- Lord Mayor of the City of London visited the building on 10 May and was very impressed with the quality of the space.
- Letting completed to [REDACTED] for a family office in [REDACTED] of the building (now 65% let).
- Further [REDACTED] under offer to a [REDACTED] that will bring the let total to 70% (48,000 sq. ft.)
- Unlet = ground floor and first floor

IFC 5 – 69,000 sq. ft. NIA

- Piling and Bulk excavation complete, basement concrete works 75% complete and lift core concrete completed to ground floor.
- Practical Completion due end of July 2018.

IFC 6 – 70,000 sq. ft. NIA

- Planning approval received 22 March 2017.
- POA entered into and planning permit issued on 7 June 2017.
- In early dialogue with 4 prospective tenants (ranging from 15,000 sq. ft. to 35,000 sq. ft.).

Esplanade Quarter Masterplan review

- Environment Minister has appointed the Design Council to assist with the Masterplan review process.

Actions/Points noted

- IFC 1 – RSG noted that UBS were now in the building and that BNP Paribas were fitting out at present. Floors 2, 3, 4 & 5 would be fully let within a month.
- IFC 5 – is 50% pre let.
- IFC 6 – would require pre-let in excess of 25% on the building before considering construction.

The RSG noted the progress update.

3. College Gardens

The RSG received an update report on progress since the last meeting on 9 February 2017:-

- 186 units pre-sold; 1 unit remains unsold/reserved.
- Construction Progress:-
 - Envelope to Block 5 complete
 - Excavation of the basement of Block 4 complete and super structure underway
 - Internal works to Block 6 ongoing
- Target dates for completion of the development remain as previous with the exception of Block 4 that has moved out by 2 weeks:-

Block 5	10 x CAT B units	March 2018
Block 4	40 x over 55's SRH units (JHT)	April 2018
Block 6	28 x CAT B units (listed building)	July 2018
Block 3	28 x assisted purchase units & 7 CAT B units	October 2018
Block 2	26 x CAT B units	December 2018
Block 1	12 x assisted purchase units & 36 CAT B units	April 2019

Actions/Points noted

- Only one unit remains unsold/reserved. Suggestion was made to lease out as accommodation for employers wishing to house staff.
- Social rented housing – handover date confirmed at April 2018.
- Noted that no other large development had achieved this level of pre-sale before completion and the development was unique to Jersey in terms of the variety of tenure.
- Noted that the 40 shared equity units had not affected the sale of the open market properties

The RSG noted the progress update.

4. Castle Quay Phase 2

- The JDC Board has agreed to advance the detailed design and development of Castle Quay Phase 2 ("CQ2").
- The site has an extant planning permission for 280 apartments (130 x 1 beds and 150 x 2 beds) in three buildings.
- JDC has appointed a design team and is currently assessing the procurement route (either directly or via a Joint Venture).
- Pre-sales will launch in October 2017 and construction will commence by end of July 2018.
- The development of CQ2 will be phased with the basement and Block C (108 units) as the first phase followed by Block B (88 units) and Block A (84 units). It is anticipated that the basement will take 9 months to complete and each of the buildings 24 months. JDC anticipate a 6 to 9 month lag between the commencement of each block. The entire development should be complete by mid-2022.

Actions/Points noted

- Using approved plans that had originally been commissioned by ██████ – noted would be 8/9/10 stories high.
- There is a notice on the JDC website under "future developments" which enables people to sign up to register their interest and receive updates about the Castle Quay Phase 2 development.
- No official marketing is being undertaken at present.
- Basement across the entire site needs to be delivered as part of Phase 1.

- Same architect as the original scheme has been appointed for this development.
- Projecting [REDACTED]

The RSG noted the progress update.

5. St Saviours Hospital

- The mental health strategy has proposed the relocation of Orchard House at St. Saviours Hospital to a newly constructed facility extending Clinque Pinel and a feasibility study is nearing completion.
- The development and relocation of the secure unit could be completed by mid-2019 thereby vacating St. Saviours Hospital.
- Part of the site continues to provide key worker homes however these properties are in need of significant regeneration and it is recommended that these key worker homes are vacated in order to deliver a comprehensive redevelopment of the entire site.
- 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

- Solution required for key workers.
- Orchard House is still an operating building but in very poor condition. Look to move to Clinque Pinel (which is across the road). Needs to go to Planning, but could be off site end 2018/beginning 2019.
- Mid 2019 able to provide possession.
- Site needs careful consideration.
- One block (Queen's House) may not convert easily into residential accommodation, so careful thinking needed.
- 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.

- 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)
 - That the key worker homes on the site will be vacated to enable a comprehensive redevelopment of the entire site
Need to work closely with the Strategic Housing Unit
 - 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.

6. The Limes – interim and future use

Background

- The Regeneration Steering Group (“RSG”) at its meeting on 9 February 2017 received a verbal update on emerging proposals for the use of The Limes, with a requirement to report in detail to the next RSG meeting.

Comments

- The Limes is proposed as the preferred site to relocate accommodation facilities currently provided at Westaway Court. A feasibility study of the building has determined that 39 bedsit style units can be provided, which will cater for the vast majority of those currently or expected to be housed in Westaway Court.
- Proposals have been developed for the refurbishment of The Limes. The work will be funded from the Future Hospital capital budget as part of a series of Relocation Works projects required prior to the development of the new Hospital.
- The Minister for Infrastructure has approved the transfer of The Limes to Andium Homes (‘Andium’), subject to Heads of Terms that support a Development Agreement that will set out in detail the interim and long term use of the site.
- Andium will manage the refurbishment works necessary to bring the property into use as key worker accommodation on an ‘open book’ basis and in accordance with approved plans agreed with the Health and Social Services department.
- On completion of the refurbishment works, The Limes will be occupied by Health key workers until such time as an agreed long term solution is available.

- Andium has identified a preferred long term key worker location. Proposals for the use of this site as key worker accommodation are the subject of continuing discussions between the Strategic Housing Unit, the Health and Social Services Department and Andium.
- Following the development of a permanent Key Worker Accommodation solution, the Limes will be vacated and, subject to the terms of the development agreement and other necessary approvals, this site and potentially The Willows and Willows House, along with adjacent land in Andium's ownership, will be redeveloped to provide a mix of affordable housing and complementary community facilities.
- Pre-feasibility work suggests that the site, when combined with Andium's adjacent landholdings, has the potential to provide a predominately residential mixed development of at least 110 one bed apartments together with a significant area of up to some 4,500 sq. ft. of community or complementary facilities.
- States Members will be brief on the proposals for The Limes at the States Members' update on the Future Hospital scheduled for 15th June 2017.

Actions/Points noted

- Long-term solution is for key workers accommodation to be developed and agreed with the Housing Minister and Andium. Noted that there would be additional space for some other key worker placements.
- Site will be transferred across with a development agreement with Andium.
- Ministerial Decision has been signed by the Minister for Infrastructure (14th June 2017) and this would be followed up with a media statement.

The RSG noted the progress update.

7. Any Other Business

South Hill -

- An outline planning application on South Hill was required to establish a supportable valuation.
- Decision required on where Planning go in the interim to be agreed as they require accessibility for the public.

La Motte Street – Proposals to redevelop as States Offices are on hold subject to funding.

8. Date of Next Meeting

The next meeting of the Regeneration Steering Group would be held on Thursday 19 October 2017 at 3:30pm.

**Notes of the meeting held 19 October 2017
in the Council of Minister's meeting room, Cyril Le Marquand House**

Present:

Deputy E.J. Noel, Minister for Infrastructure – *Chair*
Senator L.J. Farnham, Minister for Economic Development, Tourism, Sport and Culture - absent
Connétable A.S. Crowcroft of St Helier

In attendance:

Deputy A.E. Pryke, Minister for Housing
Connétable Refault
A. Scate, Chief Executive Officer, Department of the Environment
R. Foster, Director of Estates, Jersey Property Holdings, Department for Infrastructure
J. Shilliday, Project Director, Treasury & Resources
J. Rogers, Chief Officer, Department for Infrastructure
P. Bradbury, Director Corporate Policy, Chief Minister's Department
Simon Hayward
[REDACTED]

Apologies:

Senator I.J. Gorst, Chief Minister
Senator A.J.H. Maclean, Minister for Treasury and Resources
J. Richardson, Chief Executive to the Council of Ministers & Head of the Public Service
R. Bell, Treasurer of the States
Lee Henry (in attendance)

1. Minutes of the previous meeting

The minutes of the Regeneration Steering Group ("RSG") meeting held on 15 June 2017, having been previously circulated, were agreed, other than in so far as:

- a) St Saviour – the minute should have recorded that the group directed that some affordable housing and key workers accommodation should be provided
- b) South Hill – mention should be made under matter arising that an outline planning application was progressing

2. International Finance Centre Jersey

The RSG received an update report on progress since the last meeting on 15 June 2017:-

3. College Gardens

The RSG received an update report on progress since the last meeting on 15 June 2017:-

- On programme – finished by April 2019

- August 2017 – expect to ask Parish to adopt Drury Lane

Actions/Points noted

The RSG noted the progress update.

4. Castle Quay Phase 2 – Now known as “Horizon”

- 50% stage 3 complete design and sales suite near ready, with 350 people on the register
- Construction expected July 2017, with an expect Joint Venture approach appreciating the level of construction activity in Jersey
- Q2 2022 – expected finished

- [REDACTED]

Actions/Points noted

- For DFI and SOJDC to discuss excavation [REDACTED]
- The RSG noted that affordable housing could not be delivered on Castle Quay Phase 3, but asked that affordable housing be included as part of the subsequent Zephyrus development
- The RSG noted the progress update.

5. St Saviours Hospital

- Planning application by end of March 2018 is aspiration for
- Middle of 2018 intentions re. site public.
- Important that able to progress development to avoid deterioration

Actions/Points noted

- Noted that development framework expected by end of March for Esplanade – broader than SOJDC development land, but for the quarter of town
- Noted that the site would be mixed housing, including “category b”

6. The Limes – interim and future use

- Verbal update – stripping out now; expecting to relocate from Westaway Court after Christmas
- Accommodation at nil rent until key workers strategy in place

7. Any Other Business

None

8. Date of Next Meeting

The next meeting of the Regeneration Steering Group would be held on tbc

Notes of the meeting held on 28 September 2018 in the 8th Floor meeting room, Cyril Le Marquand House

Present:

Senator J.A.N. Le Fondré, Chief Minister - *Chair*
Senator L.J. Farnham, Minister for Economic Development, Tourism, Sport and Culture
Deputy K. Lewis, Minister for Infrastructure
Connétable A.S. Crowcroft of St Helier

In attendance:

C. Parker, States of Jersey Chief Executive
C. Madden, States of Jersey Chief of Staff
J. Rogers, Director General for Growth, Housing and Environment
L. Henry, Managing Director, States of Jersey Development Company Limited ("SoJDC")

Apologies:

Deputy S. Pinel, Minister for Treasury and Resources
R. Bell, Director General for Treasury and Treasurer of the States

1. Acquisition of the Waterfront Leisure Complex ("WLC")

- 1.1 A briefing paper had been circulated to the Members of the RSG in advance of the meeting and L. Henry gave an overview of the proposal for SoJDC to acquire the WLC.
- 1.2 The meeting noted that whilst political accountability for SoJDC rested with the Minister for Treasury and Resources, the Regeneration Steering Group ("RSG") provided a political steer to the activities of SoJDC and the RSG was being asked to give its endorsement to the acquisition.
- 1.3 The WLC had been purchased by [REDACTED] 2004 for [REDACTED] and [REDACTED] was now disposing of [REDACTED].
- 1.4 The Environment Minister and the Planning Department is currently preparing a new Framework for the Waterfront that will replace the Esplanade Quarter Masterplan. This Framework is proposing to extend the geographical boundary to include South West St Helier (the whole of the Waterfront and Harbours area). The draft Framework has identified the WLC as a strategic future redevelopment site.
- 1.5 P.73/2010 that established SoJDC and the RSG, provides SoJDC with the ability to purchase private assets where there is a need to rationalise land ownerships as part of a clear regeneration strategy.
- 1.6 L. Henry pointed out that the current income stream is [REDACTED]
[REDACTED]
[REDACTED]

- 1.7 Following a bidding process, SoJDC is the preferred purchaser and the agreed purchase price is [REDACTED]. This represents an initial yield of [REDACTED] and a reversionary yield of [REDACTED] without [REDACTED]. However, as SoJDC intends to fund the majority of the acquisition from [REDACTED] the return on equity from the net rental after interest commences at [REDACTED].
- 1.8 The meeting agreed that the WLC was of poor architecture and a low-quality build and due to its strategic position and future regeneration potential, it was logical for the asset to be acquired by SoJDC.
- 1.9 The Connétable of St. Helier, whilst supportive of the acquisition, raised two points: i) the need to publicly highlight that the site has been identified as a future regeneration site as part of the Esplanade Quarter Masterplan review and ii) [REDACTED] funds to be used by SoJDC to acquire the WLC could have been allocated to regeneration projects in other parts of St. Helier – in particular the Midvale Road improvement scheme that had failed to secure funding from the Department for Infrastructure under the last government.
- 1.10 C. Parker highlighted that the need for funding regeneration projects in St. Helier was recognised and was high on the agenda to be resolved.
- 1.11 L. Henry added that there was a Ministerial Decision required by the Minister for Infrastructure to enable the sale by SoJDC of the long-leasehold interest in the Royal Yacht Hotel Alfresco area for just under [REDACTED]. L. Henry committed to seek SoJDC Board approval to allocate [REDACTED] to St. Helier regeneration following the successful sale of the alfresco area in 2018 and to allocate a further [REDACTED] in 2019.
- 1.12 The Chief Minister asked the RSG to confirm its support for SoJDC to acquire the WLC and the endorsement of the RSG was unanimous.

2. Any Other Business

- 2.1 None.

3. Post meeting note

- 3.1 In accordance with P.73/2010, the RSG is due to receive quarterly updates from SoJDC. Update reports on SoJDC's various live projects (namely College Gardens, Horizon, IFC 1, IFC 5 and IFC 6) are circulated with these minutes.

**Notes of the meeting held on 11 January 2019
in the Council of Ministers meeting room, 9th floor Cyril Le Marquand House**

Present:

Senator J.A.N. Le Fondré, Chief Minister - *Chair*
Senator L.J. Farnham, Minister for Economic Development, Tourism, Sport and Culture
Deputy K. Lewis, Minister for Infrastructure

In attendance:

C. Parker, States of Jersey Chief Executive
C. Madden, States of Jersey Chief of Staff
J. Rogers, Director General for Growth, Housing and Environment
C. Sampson, Director of Engineering and Infrastructure
L. Henry, Managing Director, States of Jersey Development Company Limited ("SoJDC")
[REDACTED], Transport & Technical Services
A. Rogers, Director of Financial Planning and Performance

Apologies:

Connétable A.S. Crowcroft of St Helier
Deputy S. Pinel, Minister for Treasury and Resources
R. Bell, Director General for Treasury, and Treasurer of the States

1. Minutes of the previous meeting

The minutes of the Regeneration Steering Group ("RSG") meeting held on 17 October 2017 and 28 September 2018 having been previously circulated, were agreed, other than in so far as:

- a) The Minister for Economic Development, Tourism, Sport and Culture asked that his absence on 17 October 2017 be duly noted as apologies in the minutes.

2. Liberation 75

The Chief Minister, Minister for Infrastructure, and Minister for Economic Development, Tourism, Sport and Culture discussed that they had recently received a presentation on Liberation 75, and in the absence of the Minister for Treasury and Resources, would only need to receive a succinct update on its progress.

A copy of the presentation was circulated to those present.

It was noted that the Petanque Area within the current Weighbridge Place would reduce in size, but that the Pentanque Committee had been notified and had agreed this.

The necessity of organising a celebratory sculpture piece or plaque was debated, and the RSG agreed to discuss this again at a later date.

Actions/Points noted

The RSG noted the progress update and further noted that the estimated cost of amalgamating Liberation and Weighbridges squares was [REDACTED] and that these funds were proposed to be provided by SoJDC out of its profits generated from its College Gardens development.

The RSG noted that the delivery timescales were tight and that a planning application needed to be submitted at the end of February / early March.

3. College Gardens

The RSG received an update report on progress since the last meeting on 28 September 2018. It was noted development of College Gardens comprises 187 apartments, containing 40 social rented, and 40 shared equity, with all units being pre-sold. Construction remains on programme. [REDACTED] million profit is forecast, with [REDACTED] million proposed to be allocated to the Liberation 75 project, and the remaining [REDACTED] million allocated where the Shareholder decides.

Actions/Points noted

The RSG noted the progress update.

4. IFC 5, IFC 6 and IFC 2

The RSG received an update report on progress since the last meeting on 28 September 2018. It was shared that IFC 1 had been fully let and sold on [REDACTED]. RSG noted that IFC 5 is currently under offer for sale, practical completion having taken place on 13th August 2018 and is currently [REDACTED]. RSG was informed negotiations are taking place based for a pre-let and pre-sale on IFC6 and if achieved, construction could commence in Spring 2019. It was noted that the design process of IFC 2 had just commenced, with a presentation to the Jersey Architecture Commission scheduled for 25 January. Construction could commence in 2021 (subject to a pre-let).

Actions/Points noted

The RSG noted the progress update.

5. Horizon

The RSG received an update report on progress since the last meeting on 28 September 2018. It was noted that construction has begun, with bulk excavations and piling having commenced. The RSG was informed that the majority of units are one and two bedroom apartments, the former which average a selling price of [REDACTED], and the latter [REDACTED] 137 pre-sales to date, with a total pre-sale value of £55.4m. On average 60% of those sold are buy-to-let, and the remaining 40% are owner occupiers. 96% are Jersey residents. The properties have been bought off-plan with a 10% deposit. One of the Penthouses has been sold for [REDACTED] million. The completion target dates are Horizon East July 2021, Horizon South October 2021 and Horizon West February 2022.

Actions/Points noted

The RSG noted the progress update.

6. Any Other Business

Actions/Points noted

- The RSG requested terms of reference be circulated to all members.

7. Date of Next Meeting

The next meeting of the Regeneration Steering Group is to be held on Thursday 4th April, 3:30pm.

Regeneration Steering Group

Notes of the meeting held on 4 April 2019 in the Archirondel meeting room, 1st floor Broad Street, St. Helier

Present:

Senator J.A.N. Le Fondré, Chief Minister - *Chair*
Senator L.J. Farnham, Minister for Economic Development, Tourism, Sport and Culture
Deputy K. Lewis, Minister for Infrastructure
Constable Simon Crowcroft

In attendance:

C. Parker, Government of Jersey Chief Executive
C. Madden, Government of Jersey Chief of Staff
J. Rogers, Director General for Growth, Housing and Environment
L. Henry, Managing Director, States of Jersey Development Company Limited ("SoJDC")
J. Turner, Chief Executive Officer, Parish of St. Helier
P. Bradbury, Director, Corporate Policy, Office of the Chief Executive
S. Hayward, Director, Treasury and Investment Management, Treasury and Exchequer

Apologies:

Deputy S. Pinel, Minister for Treasury and Resources
R. Bell, Director General for Treasury and Exchequer, and Treasurer of the States

1. Minutes of the previous meeting

The minutes of the Regeneration Steering Group ("RSG") meeting held on 11 January 2019 having been previously circulated, were agreed.

2. College Gardens

The RSG received an update report on progress since the last meeting.

It was noted that the final phase of the development comprising 48 units would be completed by the end of May. The project was still projecting a £5 million profit as well as ██████ in non-cash benefits from the development – most notably ██████ equity stake in the shared equity units that had been transferred to the Treasury and Exchequer and ██████ for the creation of 57 car parking spaces at Janvrin School.

Actions/Points noted

The RSG noted the progress update and that the ██████ million profit would be repatriated via a dividend from JDC in 2019.

The RSG further noted that there was an official unveiling of the percent for art sculpture taking place on 12 June.

3. Horizon

The RSG received an update report on progress since the last meeting.

It was noted that 171 units had been pre-sold to date for a total value of [REDACTED]. Of the pre-sales, 101 were buy-to-let investors and 70 owner-occupier. Of the 101 investors, 4 had been sold to foreign buyers.

Bulk excavations and piling works continued and were well advanced. Significant deep obstructions had been encountered [REDACTED]

Actions/Points noted

The RSG noted the progress update.

4. IFC 5, IFC 6 and IFC 2

The RSG received an update report on progress since the last meeting.

It was noted that IFC 5 is under offer for sale and is currently 87% let with a further 3% in legal hands.

The RSG was informed discussions with an anchor pre-let on IFC6 were taking place and if successful, construction could commence in July 2019 at the earliest.

The RSG was advised that the design team for IFC 2 has been appointed following positive feedback from the Jersey Architecture Commission.

Actions/Points noted

The RSG noted the progress update and further noted that Trenton Square had been officially inaugurated by the Mayor of Trenton, New Jersey on 8 May.

5. South Hill and Cyril Le Marquand House

The RSG received a presentation from JDC on its high-level proposals for the redevelopment of South Hill and Cyril Le Marquand House. Namely: South Hill could deliver c [REDACTED] open market apartments and Cyril Le Marquand House (combined with the Parish of St. Helier's car park on Lempriere Street) could deliver c [REDACTED] apartments and these could be: Shared Equity, entry-level homes, key worker homes or downsizers for empty nesters.

Actions/Points noted

The RSG approved the redevelopment of South Hill and Cyril Le Marquand House to be undertaken by JDC.

The RSG agreed that the value of South Hill should be maximised and that this site should be open market (Category B) housing.

The RSG requested that options for Cyril Le Marquand House be developed in terms of tenure of housing – affordable, live/work, open market, PRS or a mix.

The RSG agreed to instruct the Environment Minister to prepare Development Briefs for South Hill and Cyril Le Marquand House and agreed to instruct Jersey Property Holdings to obtain an independent red book valuation of each site once the Development Briefs had been issued.

6. Any Other Business

The meeting discussed the funding commitments from SoJDC / the Treasury and Exchequer with regard [REDACTED]
[REDACTED]

Actions/Points noted

The RSG requested a list of urban regeneration projects be presented at its next meeting in order for a prioritised list of projects to be agreed.

7. Date of Next Meeting

The next meeting of the Regeneration Steering Group would be held on Monday 16th September at 2:30pm.

Regeneration Steering Group

Notes of the meeting held on 16 September 2019 in the Le Capelain meeting room, States Building, St. Helier

Present:

Senator J.A.N. Le Fondré, Chief Minister - *Chair*
Senator L.J. Farnham, Minister for Economic Development, Tourism, Sport and Culture
Deputy K. Lewis, Minister for Infrastructure
Deputy S. Pinel, Minister for Treasury and Resources
Constable Simon Crowcroft

In attendance:

Deputy John Young, Minister for the Environment
J. Rogers, Director General for Growth, Housing and Environment
L. Henry, Managing Director, States of Jersey Development Company Limited ("SoJDC")
P. Bradbury, Director, Corporate Policy, Office of the Chief Executive
S. Hayward, Director, Treasury and Investment Management, Treasury and Exchequer
D. Scott, Director, Economic Development
██████████ Personal Assistant, Ministerial Support Unit
██████████ Private Secretary, Ministerial Support Unit
T. Daniels, Interim Director Estate and Asset Management, Jersey Property Holdings
R. Bell, Director General for Treasury and Exchequer, and Treasurer of the States
██████████ Project Manager

Apologies:

C. Parker, Chief Executive, Government of Jersey
C. Madden, Chief of Staff, Government of Jersey
R. Buchholz, Principal Planner, Planning & Environment

1. Update from the Minister for the Environment

The Minister presented his views on the use of government owned assets in general, specifically South Hill, Cyril Le Marquand House and the "Octagon Building" - in so far as he was keen to see assets back in use, and he saw South Hill as a potentially good area for a leisure development.

It was also noted that RSG could valuably draw in partners, such as Ports of Jersey, or Andium, as part of its discussions.

Further discussion ensued regarding potential conflicts to which all concurred, in so far as care was needed to ensure they were properly avoided. Furthermore, it was agreed that a range of options should be considered to allow for the inclusion of the Minister for the Environment at future meetings.

The Minister excused himself from the meeting thereafter.

Actions/Points noted

Paul Bradbury to review with the Chief Minister the approach of the Regeneration Steering Group, including managing attendance to secure input from the Environment Minister, in a way that avoided conflicts with his planning role.

2. Minutes of the previous meeting

The minutes of the Regeneration Steering Group ("RSG") meeting held on 4 April 2019 having been previously circulated, were agreed dependent on a word change from 'instruct' to 'request' under Item 5, South Hill and Cyril Le Marquand, Action/Points noted:

'The RSG agreed to ██████████ request the Environment Minister to prepare Development Briefs for South Hill and Cyril Le Marquand House and agreed to instruct Jersey Property Holdings to obtain an independent red book valuation of each site once the Development Briefs had been issued.'

3. Growth, Housing and Environment Departmental Updates

The RSG received a presentation and update on:

- a) Estate Strategy - Brief and outline of Scope, Vision, Mission and Objectives
- b) Projects
- c) States of Jersey Development Company Allocation, Project Options

Actions/Points noted

The RSG noted the updates, and agreed:

- The ██████████ the establishment of a Corporate Property Board comprised of senior departmental officers, which would coordinate the management of the public sector estate, and to provide advise to the RSG. The working of the Board and the RSG would need to be closely managed and aligned.
- To prioritizing investment from the SoJDC dividend in improvements along Midvale Road, and to support the project feasibility work around the future of Fort Regent, subject to validation and review the amounts proposed to be allocated, and in the case of Midvale Road, the scheme, at a future meeting as soon as possible

4. States of Jersey Development Company Projects

a) Horizon

The RSG received an update on progress since the last meeting.

Actions/Points noted

It was noted that [REDACTED] units had been pre-sold (out of [REDACTED] units) and the total value of the pre-sales was [REDACTED] (out of a total value of [REDACTED]). Additionally, it was noted that no further units have been sold to foreign purchasers.

The RSG further noted that the program is [REDACTED] and a discussion will take place with the contractor regarding financial implications.

Furthermore, it was noted that according to media reports, a file has been provided to the Attorney General regarding the investigation by Environmental Protection and that the Contractor (Legendre Contractors) had provided responses to the investigating officers and had been interviewed under caution.

The RSG noted the progress update.

b) International Finance Centre

The RSG received an update report on progress since the last meeting.

The RSG noted that the Sale of IFC 5 completed in July 2019 for [REDACTED] (reflecting a record yield of [REDACTED] and that the sale crystallised the open market land value of the site at £4.25m and generated a profit of [REDACTED]; representing an [REDACTED] return on total cost and [REDACTED] return on equity [REDACTED] per annum from securing planning consent). IFC 5 is currently [REDACTED] let with a further [REDACTED] in [REDACTED]

The RSG further noted that submissions had been made to two possible anchor tenants for IFC 6 and that a detailed planning application was due to be submitted for IFC 2 in mid-October.

Actions/Points noted

The RSG noted the progress update.

c) South West St. Helier Planning Framework

The RSG received an update report on progress since the last meeting.

Actions/Points noted

It was noted that comments have been fed back regarding alternative uses for the area, specifically Jardin de la Mer, if recreational activities go elsewhere.

d) South Hill

The RSG received an update on progress and that the a development brief was still required from the Minister for the Environment.

Actions/Points noted

It was noted that resources were being focused on South Hill in the first instance, and that limited resources would be allocated to Cyril Le Marquand House until it is complete.

5. Any Other Business

It was agreed that a further update would be provided on Cyril Le Marquand House and Fort Regent at the next meeting, and on the office strategy as part of the wider approach to the public sector estate.

Discussion was had regarding the overarching role of the RSG in connection to the external Boards of Andium, SoJDC and Ports of Jersey.

Date of next meeting to be before October half term and Government Plan debate.

KS/MH/312

CONFIDENTIAL

REGENERATION STEERING GROUP

(1st Meeting)

24th October 2019**PART B (Exempt)**

All members were present, with the exception of Senator L.J. Farnham, Minister for Economic Development, Tourism, Sport and Culture and Connétable A.S. Crowcroft of St. Helier, from whom apologies had been received.

Senator J.A.N. Le Fondré, Chief Minister, Chair
 Deputy K.C. Lewis, Minister for Infrastructure
 Deputy S.J. Pinel, Minister for Treasury and Resources

In attendance -

Senator S.Y. Mézec, Minister for Children and Housing (for items B4 and B6-B8 only)
 Deputy J.H. Young, Minister for the Environment (for items B4 and B6-B8 only)
 C. Parker, Chief Executive, Government of Jersey
 R. Bell, Treasurer of the States
 J. Rogers, Director General, Growth, Housing and Environment
 L. Henry, Managing Director, States of Jersey Development Company (for items B1-B3 only)
 P. Bradbury, Ministerial Support Unit, Office of the Chief Executive
 S. Hayward, Director, Treasury and Investment Management, Treasury and Exchequer
 D. Scott, Director, Economic Development, Tourism, Sport and Culture
 R. Buchholz, Principal Planner, Growth Housing and Environment
 [REDACTED] Strategic Planning and Communications Manager, Growth, Housing and Environment
 S. Skelton, Director of Strategy and Innovation, Strategic Policy, Performance and Planning (for items B4 and B6-B8 only)
 K. Pilley, Director, Planning Policy and Historic Environment, Strategic Policy, Performance and Planning (for items B4 and B6-B8 only)
 [REDACTED] Committee Clerk, States Greffe

Note: The Minutes of this meeting comprise Part B only.

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|---|---|
| Quorum. | B1. It was noted that 3 members of the Regeneration Steering Group would comprise a quorum. |
| Minutes. | B2. The notes of the previous meeting, which had been held on 16th September 2019, having previously been circulated, were taken as read and were confirmed. |
| States of Jersey Development Company – updates. | B3. The Regeneration Steering Group, with reference to note No. 4 of its meeting of 16th September 2019, welcomed Mr. L. Henry, Managing Director, States of Jersey Development Company ('SoJDC') and received a verbal update in connexion with the Horizon development, the International Finance Centre and the Southwest St. Helier Planning Framework. |

Horizon

The Group recalled that Horizon was an exclusive collection of 280 one, two and three bedroom apartments and penthouses and was informed that the number of pre-sales at the development had increased from [REDACTED] as noted at its previous meeting, to [REDACTED] of [REDACTED] had sold in Horizon East, [REDACTED] of [REDACTED] at Horizon South and [REDACTED] of [REDACTED] at Horizon West. The value of these pre-sales was just in excess of [REDACTED] million, of a total value of [REDACTED] million.

The Group was provided with an update on the investigation by environmental protection officers into Groupe Legendre, the contractor at the site, following the 'discharge' of silt therefrom into the Marina. Mr. Henry indicated that Legendre had been summoned to appear before the Magistrate's Court on 31st October 2019. He had not had sight of the charge sheet, so was unable to provide details of the charge(s) that would be laid against Legendre, but would ensure that members of the Group were notified of the outcome of the court hearing;

International Finance Centre

The Group was informed that IFC5 (the second building), the sale of which had completed in July 2019, was now 95 per cent let. The only remaining suite was located on the ground floor.

In respect of IFC6 (the third building), which comprised [REDACTED] square foot of office space, together with private underground parking, one prospective anchor tenant had given notice that it intended to remain in its current accommodation. [REDACTED]

[REDACTED]

Mr. Henry indicated that a detailed planning application for IFC2, which would comprise [REDACTED] square foot of office space, would be submitted to the Planning Department within two weeks of the current meeting. It was anticipated that it could take [REDACTED] months for all the necessary permissions to be granted and until such time as those were obtained, the SoJDC could not enter into a dialogue with any potential tenants. It was noted that the plans for IFC2 had been reviewed by the Jersey Architecture Commission; and,

Southwest St. Helier Planning Framework

The Group was informed that a community engagement event, which had consisted of 2 public workshops, had taken place at the Radisson Blue Hotel on 9th September 2019. This had been facilitated by the Design Council and the SoJDC had used the opportunity to undertake a public consultation on its Key Opportunity Sites ('KOS') 1 and 2, viz Esplanade Quarter East and Esplanade Quarter West. Participants had included those with a background in design and architecture, current and former States Members, students, St. Helier residents, environmental and lobbying groups, representatives from businesses and other interested parties.

On 10th September 2019, representatives from the SoJDC had met with the Design Council, in order to discuss the next steps to be taken in respect of those sites. The latter had recommended that the scope should be extended to encompass KOS 3, the Waterfront Leisure Centre, to ensure that the future redevelopment of that site was aligned with the proposals for KOS 1 and 2. The outcomes from the aforementioned workshops had been captured by the Design Council and included in a report, which had been circulated to the Group, uploaded onto the SoJDC website and promoted on social media, with a view to further engaging with the public on the development of these Waterfront sites.

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Mr. Henry indicated that once the relevant discussion and workshops had taken place, proposals for the site would be considered and checked to ensure they were financially viable. The Design Council would then prepare a brief that would be issued in due course to a shortlist of national and international architects, requesting their bid proposals by the end of November 2019. It was anticipated that an architect could be appointed towards the end of the year, or early 2020; and an outline planning application made by the second quarter of 2020.

The Group thanked Mr. Henry for the update and he withdrew from the meeting.

Office
Strategy.

B4. The Regeneration Steering Group, with reference to note No. 5 of its meeting of 16th September 2019, received and considered a report, which outlined the One Government office proposal and welcomed the Minister for the Environment and the Minister for Children and Housing to the meeting.

It was noted that the office portfolio currently comprised ■ sites. Three sites had been, or were due to be, vacated during 2019, leaving ■ sites, with an average of ■, which represented an inefficient amount of space per employee and was more than twice that of the United Kingdom Smart Working programme target of 6 square metres. The aim was, where possible, to bring all non-frontline staff into one administrative headquarters, in order facilitate the delivery of efficient and effective customer service and to address the operational challenges caused by the spread of teams over a number of locations. Change was necessary in order to align to the principles of the One Government initiative and meet the Common Strategic Priorities. It was envisaged that around ■ employees would be located in the main headquarters, which would measure approximately ■ square metres in size.

A quality panel and a commercial panel, each of which comprised 8 senior officers, had considered the following options in respect of the office portfolio:

- (1) Do nothing. Simply undertake planned maintenance of existing estate with no backlog maintenance;
- (2) Do the minimum. Address the backlog maintenance and sell already vacated offices. No major refurbishment;
- (3) Refurbish existing offices;
- (4) Rent an existing, third party, office space, of sufficient size;
- (5) New build on a Government owned site by Government;
- (6) New build on either a Government, or third party, owned site by a developer;
- (7) Refurbishment of an existing Government office and new build on an adjacent site, either owned by Government, or third party, delivered by a Developer.

Following a thorough appraisal and shortlisting process, it had emerged that option 6 would be the most cost-effective option. The Group was reminded that the Government owned a developer and that there were 4, or 5, other companies that could deliver the build and were interested in so doing. The construction cost was estimated to be in the region of ■ million, which would be funded, in part, by the disposal of some of the aforementioned ■ sites.

No decision around the preferred site for the new build had been made. It would be for the market to suggest the best option to Government and it was noted that the

The Group noted the position and endorsed the principle of proceeding to procure a developer under the supervision of the Project Board, subject to endorsement by the Council of Ministers.

States of
Jersey
Development
Company
dividend
allocation.

B5. The Regeneration Steering Group, with reference to note No. 3 of its meeting of 16th September 2019, received a verbal update in relation to the allocation of dividends of the States of Jersey Development Company ('SoJDC'). The Board was reminded that P.73/2010, entitled 'Property and Infrastructure Regeneration: The States of Jersey Development Company', had contained details of how dividends arising from the SoJDC should be distributed.

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The Group recalled that the intention was to create a regeneration fund into which the dividends, which had been agreed between the SoJDC and the Minister for Treasury and Resources, would be paid. Any projects, which required funding, would need to be considered by the Group, which would make recommendations to the Ministers for Treasury and Resources and Infrastructure over the allocation of the funds. The Group was mindful that a decision of the States would be required in order to formally transfer responsibility for the administration of the funds to it from 2020. In the meantime, the monies would be retained by the SoJDC, on the Government's behalf.

It was noted that [REDACTED] of dividends would be made available by the SoJDC to the Government before the end of 2019. Whilst the Group did not currently have a specific list of projects which it wished to fund and mindful that there was no requirement to spend the dividend during 2019, it was noted that the intention was that [REDACTED] study and this was supported. It was noted that a paper in connexion therewith would be circulated to members of the Group following the meeting to provide further detail.

Another project, which was the one favoured by the Connétable of St. Helier, was spending up to [REDACTED]. Although work was not due to start until late 2020, the drawdown of the funding was to commence shortly, to enable the requisite plans to be prepared.

The Chief Minister questioned whether [REDACTED]

The Director General, Growth, Housing and Environment indicated that officers from his Department were giving consideration to the location, but that there was no funding mechanism for Government to procure the same [REDACTED]. However, he supported the principle of requesting the SoJDC to negotiate the purchase, for whom it would be a more straightforward transaction. He felt that agricultural prices should be offered for the land, with the covenant that if the area was subsequently developed, a fair equity arrangement could be put in place.

It was noted that provision had been made within the Government Plan 2020-2023 to contribute towards the development of a new Skatepark. It was not intended that Government should solely fund the same, because it was a community facility, which was being relocated from Ports of Jersey. It was legitimate to request a contribution and the view had been that part of the SoJDC dividend would go towards it.

The Group noted the position accordingly and asked to be kept informed.

Island Public
Estate
Strategy.

B6. The Regeneration Steering Group, with reference to note No. 3 of its Meeting of 16th September 2019, received a PowerPoint presentation from the Principal Planner, Strategic Policy, Performance and Planning, in connexion with the Island Public Estate Strategy ('the Estate Strategy').

The Principal Planner indicated that P.93/2005, entitled 'States of Jersey Property Holdings – establishment'; the Report of the Comptroller and Auditor General entitled 'Operational Land and Buildings' (R.79/2018) and the Report of the Public Accounts Committee (P.A.C. 1/2019) 'Review of Estate Management', together with guidance from the Royal Institution of Chartered Surveyors, the British Standards Institute and the Institute of Asset Management, provided a clear steer on best practice for the Estate Strategy, which set out a long term strategic framework to cover an initial 10 years, within the life of the new Island Plan and thereafter looked to the longer term, with a view to creating an efficient, sustainable and commercial estate that enhanced the community, respected the Island and its heritage and consistently delivered value for money.

It was noted that the [REDACTED]. It covered [REDACTED].

Under that objective was the requirement to establish a Corporate Asset Management Board ('CAMB') and appropriate governance structure; the completion and maintenance of a database of all public land and property; [REDACTED]. It was noted that these might include the measurement of the number of assets on the database, waste, asbestos, energy use (including carbon emissions) and statutory compliance with fire safety and health and safety legislation.

Asset management plans were to be developed for each of the 275 sites within the following areas: health; residential; education; commercial; arts and culture; and sport and leisure. It was intended that these should be implemented by 2021, although the disposal of some sites, as referenced at item B4 of the current meeting would reduce the number of plans required. In each case, the decision would be taken whether to retain, refurbish, re-purpose or dispose of the asset.

The primary objective of the CAMB would be [REDACTED] to ensure that there was support for long-term Government ambitions, beyond the Council of Ministers' 4-year term. The CAMB would provide input to the Group on any key decisions.

The Group noted the presentation and the draft Strategy, which had been circulated internally. It was noted that it would see an updated version of the Strategy before it was presented to the Council of Ministers before the end of 2019.

Development Brief – South Hill.

B7. The Regeneration Steering Group, with reference to note No. 4(d) of its Meeting of 16th September 2019, recalled that, in accordance with the provisions of P.73/2010, entitled 'Property and Infrastructure Regeneration: The States of Jersey Development Company', there was a requirement for any development site, which was to be released to and developed by the States of Jersey Development Company ('SoJDC'), to be accompanied by a Development Brief. This was defined within P.73/2010 as 'a document to provide information on the type of development, the design thereof and layout constraints relating to a particular site'. Development Briefs were prepared by the Minister for the Environment and his officers and constituted supplementary planning guidance, in order to have the necessary material weight within the planning system. The Group was mindful that its role, as set out under that Proposition, was to 'provide a political steer and / or guidance to the development of economically viable Development Plans for regeneration'.

The Group received and considered a draft Development Brief in relation to South Hill. It recalled that, since 1961, the site had been used as office accommodation. However, to retain it for that purpose would be discordant with the policy objective of steering any major new office development around the Waterfront.

Its redevelopment for residential use would result in an attractive and valuable site, with far reaching views across the harbour and St. Aubin's Bay and would help to enliven the area and contribute to the residential regeneration of that section of St. Helier. The Group noted that the location had been identified as a key opportunity site within the South West St. Helier Planning Framework.

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24.10.19

The Development Brief indicated that one of the clear policy objectives of the current Island Plan (Revised 2011) was the use of States-owned land to meet the need for housing, particularly affordable homes (Category A) for social rental and purchase. However, the Island Plan contained the *caveat* that the extent to which some, or all, States-owned sites contributed to that need would be agreed between Ministers, having regard to the benefit that could be obtained from other forms of development on such sites. [REDACTED]

Alternatively, the site could be developed into visitor accommodation, mindful that it was ideally located and that the Jersey Tourism Product Audit (2017) had concluded that Jersey lacked branded hotels, notwithstanding the presence of Premier Inn in the Island. This proposal was supported by the South West St. Helier Planning Framework.

It was noted that any development on the site would be required to have a positive impact on the surrounding area and to respect the existing townscape and heritage context. The site would need to be considered in the light of other landmark assets in the area, *inter alia*, Elizabeth Castle, the English and French harbours and Fort Regent, which were listed buildings, whose settings were protected in the 2011 Island Plan. Consequently, the scale and configuration of any new development would need careful consideration.

The Group was informed that a Grade 4 listed granite building, a Military Barracks Office, was located on the site. The Island Plan set out a strong presumption against the loss of the historic character, integrity and settings of listed buildings, so the redevelopment of the site would need to secure a viable economic use of this building as part of any scheme at the *locus*.

The Group endorsed publication of the Development Brief as a consultation document.

Development Brief – Cyril Le Marquand House.

B8. The Regeneration Steering Group, with reference to Minute No. 5 of its Meeting of 16th September 2019, recalled that, in accordance with the provisions of P.73/2010, 'Property and Infrastructure Regeneration: The States of Jersey Development Company', there was a requirement for any development site, which was to be released to and developed by the States of Jersey Development Company ('SoJDC'), to be accompanied by a Development Brief. This was defined within P.73/2010 as 'a document to provide information on the type of development, the design thereof and layout constraints relating to a particular site'. Development Briefs were prepared by the Minister for the Environment and his officers and constituted supplementary planning guidance, in order to have the necessary material weight within the planning system. The Group was mindful that its role, as set out under that Proposition, was to 'provide a political steer and / or guidance to the development of economically viable Development Plans for regeneration'.

The Group received an outline draft Development Brief in connexion with Cyril Le Marquand House. It was noted that that property had provided office accommodation from 1982 until recently and had been identified as a site that was suitable for redevelopment as part of the rationalisation of public owned properties, as referenced at item B4 of the current meeting.

The primary development aim was to regenerate the site and to make more effective use thereof, through high quality urban design, introducing residential use, possibly for keyworkers, or as affordable housing, with the potential to have some small-scale retail offering on the ground floor.

The importance of retaining the ability to construct to the height of the current building was emphasised, to avoid building on other valuable land, whilst creating an elegant, well-designed property that was consistent with the provisions of the current Island Plan. It was hoped that the design would be more sympathetic and harmonious with the location and the wider townscape than Cyril Le Marquand House itself.

It was suggested that the final draft of the Development Brief for Cyril Le Marquand House should be circulated to members of the Group.

KS/MH/020

CONFIDENTIALREGENERATION STEERING GROUP

(2nd Meeting)

6th December 2019**PART B (Exempt)**

All members were present, with the exception of Senator L.J. Farnham, Minister for Economic Development, Tourism, Sport and Culture, from whom apologies had been received.

Senator J.A.N Le Fondré, Chief Minister
 Connétable A.S. Crowcroft of St. Helier
 Deputy K.C. Lewis of St. Saviour, Minister for Infrastructure
 Deputy S.J. Pinel of St. Clement, Minister for Treasury and Resources
 (not present for item B1)

In attendance -

Senator S.Y. Mézec, Minister for Children and Housing (for items B3(c) to B5 only)
 Deputy J.H. Young, Minister for the Environment (for items B3(c) to B5 only)
 R. Bell, Treasurer of the States (for items B3 to B5 only)
 J. Rogers, Director General, Growth Housing and Environment Department
 L. Henry, Managing Director, States of Jersey Development Company (for items B1 and B2 only)
 P. Bradbury, Head of Ministerial Support, Ministerial Support Office, Office of the Chief Executive
 S. Hayward, Director, Treasury and Investment Management, Treasury and Exchequer
 T. Daniels, Interim Director Estate and Asset Management, Jersey Property Holdings
 D. Scott, Director, Economic Development, Tourism, Sport and Culture Department
 R. Buchholz, Principal Planner, Growth, Housing and Environment Department (for items B3(c) to B5 only)
 ██████████ Strategic Planning and Communications Manager, Growth, Housing and Environment Department
 S. Skelton, Director of Strategy and Innovation, Strategic Policy, Planning and Performance Department (for items B3(c) to B5 only)
 ██████████ Committee Clerk, States Greffe

Note: The Minutes of this meeting comprise Part B only.

Minutes. B1. The Chief Minister indicated that he had some observations on the Minutes of the previous meeting, which had been held on 24th October 2019 and which he would provide to the Head of Ministerial Support by electronic mail. It was noted that Connétable A.S. Crowcroft of St. Helier had also previously provided some input thereon.

States of
Jersey
Development
Company –
project
updates.

B2. The Regeneration Steering Group, with reference to Minute No. B3 of its meeting of 24th October 2019, welcomed Mr. L. Henry, Managing Director, States of Jersey Development Company ('SoJDC') and, having noted written reports in connexion with the International Finance Centre (IFC) and the Horizon Developments, received a verbal update in relation thereto.

International Finance Centre

The Group was informed that the detailed planning application for IFC2, which it recalled would comprise 100,000 square foot of internal space, spread over 7 storeys, had been submitted and was in the process of being registered. Mr. Henry indicated that following the success of IFC5 (the second building), the SoJDC would be targeting activity on the ground floors of future International Finance Centre buildings. In the present case, it was proposed that a food and beverage outlet would be located on the southern side of the building, with a small retail unit on the eastern side. It was noted that all the costs associated with the design and planning applications would be met by the SoJDC.

Horizon

The Group recalled that Groupe Legendre, the contractor on Horizon, had been charged in the Magistrate's Court for discharging silt from the site into the Marina, as a result of the construction works. Legendre had been charged £10,000 and would be liable to pay this fine and the associated legal costs and this would conclude the matter.

Mr. Henry stated that the construction on the site was progressing well. The bulk excavation and piling works were complete and the basement slab for the lower level was now being formed. Due to the ground conditions, [REDACTED]

[REDACTED]
[REDACTED]. [REDACTED] of the [REDACTED] units had been sold to date, with a total value of [REDACTED]; whilst those which had sea views in Horizon East and South had starting prices of [REDACTED]. The [REDACTED] of the apartments in Horizon West had been sold and the [REDACTED] had attracted a purchase price in excess of [REDACTED] million each.

The Group was informed that Legendre had engaged well with the sub-contractor market. NSP Foundations and Civil Engineering Ltd were being used as the piling contractor and A.A. Langlois for the plant. Legendre's own team from France would deliver the form work for the concrete, but the concrete itself would be sourced locally. The windows and facades would come from off-Island, but Granite Le Pelley would be used for the limestone cladding. Consideration had been given to companies both locally and off-Island to undertake the mechanical and engineering work and they would be selected to fit capacity and cost. From a health and safety perspective, Legendre was an industry leader and required a 5 point PPE uniform (Personal Protective Equipment) to be worn on-site viz hard hat, high visibility vest, steel toe capped boots, gloves and safety goggles.

It was noted that the next phase of the construction programme at the Waterfront would include an underground car park. Mr. Henry confirmed that there would be generous footpaths and planting around the Horizon development.

The Group thanked Mr. Henry for the updates and he withdrew from the meeting.

States of
Jersey
Development

B3. The Regeneration Steering Group, with reference to Minute No. B5 of its meeting of 24th October 2019, recalled that the Proposition entitled 'Property and Infrastructure Regeneration: The States of Jersey Development Company' (SOJDC)

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06.12.19

Company
dividend
allocation.

(P.73/2010) had included details of how dividends arising from the SoJDC should be distributed. As the sole shareholder in the SoJDC, the States of Jersey was the only beneficiary of all dividends paid.

Article 3(2) of the Public Finances (Jersey) Law 2019 provided that all money received by, or on behalf of, the States of Jersey should be credited to the Consolidated Fund, unless as otherwise provided. The Group noted that, rather than paying the dividend into the Consolidated Fund, it was proposed that the SoJDC should retain the monies, which would be ring fenced for the purposes set out in P.73/2010, namely 'to improve and extend public infrastructure and works for the good of the Public of the Island of Jersey'. Once the Regeneration Steering Group had approved a development plan for a regeneration project, the Group would notify the SoJDC, which would take responsibility for the implementation thereof. This was the process currently undertaken and no changes would be required thereto. The SoJDC would report to the Group the quantum of the retained profits that was available for future regeneration projects.

It was noted that, for the financial year 2019, the SoJDC Board [REDACTED] towards infrastructure regeneration.

The Group was informed that discussions had taken place with the Managing Director, SoJDC, [REDACTED]

(a) Skatepark

The Group recalled that, at its meeting of 24th October 2019, it had discussed the allocation of some of the SoJDC retained profits towards the development of a new skatepark. It was noted that this allocation would be in the sum of up to £425,000, which would be combined with funding allocated in the Government Plan of up to £785,000 (in 2 tranches: £250,000 in 2020 and £535,000 in 2021) and a contribution from the Ports of Jersey of [REDACTED]; thereby totalling an estimated £1.285 million.

The Group noted that the current skatepark, which was located at the New North Quay, was scheduled to close at the end of 2020. Mindful that the 2020 Olympic Games would feature skateboarding, freestyle BMX and surfing for the first time - which was likely to lead to a growth in interest and participation in these sports - the group felt it was important to provide a fit for purpose, modern and open facility for the local urban sports community. A site suitability assessment had been undertaken, which had acknowledged Les Quennevais Sports Centre as the most suitable venue for the main facility, to be combined with the integration of skateable infrastructure into public spaces in St. Helier. It was noted that the Assistant Minister for Economic Development, Tourism, Sport and Culture would work with the skateboarders, Connétable A.S. Crowcroft of St. Helier and other interested parties to identify appropriate locations in St. Helier for the skateable infrastructure. The Connétable of St. Helier indicated that he favoured a meeting, in this regard, before Christmas 2019.

With regards to the design of the skatepark, the Group was informed that the specification had been developed by the Jersey Skateparks Association and would be brought back to the Group before a final decision was taken. The build would be managed by the Capital Team in the Growth, Housing and Environment Department.

The Group confirmed its previous in principle decision and requested the Minister for Treasury and Resources to advise the SoJDC accordingly. The Connétable of St. Helier, who had not been able to attend the previous meeting of the Group, expressed some concern that by funding the skatepark, less money would be available from the SoJDC retained profits to fund overdue urban regeneration projects such as Midvale Road and

those on which the Future St. Helier Group had been focused. The Chief Minister explained that the focus of investment would be St. Helier, in line with expectations for the use of funds derived from SOJDC activities in Town.

(b) Midvale Road

The Group recalled that the previous Council of Ministers had indicated an intention to improve pedestrian safety on Midvale Road, but had not had the necessary funding available. [REDACTED]

[REDACTED] to widen the pavements on both sides of Midvale Road to 2 metres and to make the road one way in a south bound direction.

In order to control vehicular speeds, traffic calming measures would be introduced, namely 3 raised tables along the road. Once both pavements were extended, there would be insufficient space for a contraflow for cyclists. Accordingly, it was proposed that cyclists travelling in a northerly direction would leave Val Plaisant at the junction with Dorset Street and then cycle onto Clearview Street. The existing kerbline at this point would be lowered to facilitate them riding over the kerb and they would then follow the one way system through Clearview Street and onto Brighton Road. An amendment to the Road Traffic (St. Helier) (Jersey) Order 1996 would be required to enable cyclists to travel north along Brighton Lane before arriving at the pelican crossing on Rouge Bouillon.

It was anticipated that the proposed changes would assist in gentrifying the area and enable people to access Town in a more healthy way. Moreover, it would complement the proposal to make Bath Street one way and the public realm improvements that were set out in the 2016 Future St. Helier Movement Strategy.

It was questioned whether it would be preferable to reduce the proposed width of the pavement on one side of the road to enable a northbound cycling contraflow. [REDACTED]

[REDACTED] The Director General, Growth, Housing and Environment Department, indicated that a public consultation on the proposals would be undertaken and this matter could be reviewed if respondents to the consultation highlighted it as an issue.

The Connétable of St. Helier requested that this project should be renamed Midvale Road (North of Town Masterplan Phase 1), thereby signalling that this was the commencement of work on that area of Town and that Phase 2 would follow. This proposed renaming was endorsed by the Group.

With regard to the proposal to make Bath Street one way, it had initially been intended to replace Minden Place car park, but its retention made the project challenging. The Director General, Growth, Housing and Environment Department, reminded the Group that if the Island was to achieve carbon neutrality, it was important to take action to deter car drivers from coming into the centre of St. Helier. Peripheral car parks, with corridors into Town, was the preferred way forward.

The Group endorsed the proposed scheme and agreed to direct the release of the [REDACTED] and

(c) Fields near Overdale

The Group recalled that, at its meeting on 24th October 2019, it had discussed whether it would be possible to acquire [REDACTED]

[REDACTED]. It was further recalled that the Director General, Growth, Housing and Environment Department, had suggested that [REDACTED] prices should be offered for the land, with the covenant that if the area was subsequently developed, a fair equity arrangement could be put in place.

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The Group was informed that the owners [REDACTED]. There were also other sites in the vicinity which could, potentially, be available, but it would be necessary to determine what process would be appropriate for agreeing the price above the value of the land in each case.

The Director General, Growth, Housing and Environment Department, reminded the Group that his Department currently had no funding mechanism to procure sites and indicated [REDACTED]. It was suggested that a paper should be prepared for the next meeting of the Group on the possibility of using some of the ringfenced SoJDC retained profits for the purposes of regeneration in this *locus*.

The Group noted the position accordingly.

Island Plan
Review.

B4. The Group welcomed the Minister for the Environment and the Minister for Children and Housing to the meeting and received a Powerpoint presentation and update on work which had been undertaken in relation to the Island Plan from the Principal Planner, Growth, Housing and Environment Department and the Director of Strategy and Innovation, Strategic Policy, Planning and Performance Department.

The Minister for the Environment informed the Group that work was currently at a key stage. Over a 3 month period, from July to October 2019, an Island Plan Strategic Issues and Options consultation had been undertaken. This had sought views on the key issues affecting the development of the Island and explored different options for addressing them. It had focused on 4 areas, namely the spatial strategy; a sustainable Island environment; sustainable Island communities and a sustainable Island economy. During the period of the consultation, 45 engagement events had been held and 2,254 responses to the consultation had been received. A separate exercise, run in tandem with schools, the Youth Service and other youth groups had involved 170 young people. The findings of the consultation had been captured in a report, which had been circulated to the Group, who were the first people to see it.

Based on responses to the consultation, public opinion appeared to validate most of the current planning policy. There was preference for development in St. Helier, with many respondents supportive of increasing density in order to meet accommodation needs in a sustainable way, whilst protecting and enhancing St. Helier's townscape character. There was general support for extending Town to the south, but not to the north, nor expanding other out of town built-up areas. Over half the respondents favoured land reclamation, with many viewing it as a way to meet development needs, whilst protecting the countryside, although some concern had been expressed over projected rises in sea levels. [REDACTED]

Over half the respondents had supported the principle of marine zoning, subject to it being economically beneficial and not causing undue ecological damage; but 35 per cent had resisted any marine development whatsoever. 85 per cent had expressed the view that Government should continue to support offshore renewable energy schemes.

Many (42 per cent) had felt that the level of development in coastal and countryside areas should be less than was currently permitted and almost 90 per cent considered that key views – those that defined the sense of place, or history, of the Island – should be protected from development. A similar percentage wished for areas that had distinct historical and architectural character to be protected through the introduction of Conservation Areas, although some respondents had expressed concern that this would

prevent any future development in St. Helier and would prefer to see proposals assessed on a case-by-case basis.

With regard to development densities, there had been general agreement that in order to prevent construction in the countryside, it would be necessary to consider building at higher densities than currently. 40 per cent had considered higher densities to be appropriate, with 43 per cent of the view that these should be considered on a case-by-case basis. 44 per cent of respondents agreed that tall buildings should be permitted, generally favouring specific locations in St. Helier, whilst almost a third felt that they should only be constructed in exceptional circumstances. The Principal Planner, Growth, Housing and Environment Department, informed the Group that an urban character appraisal would be undertaken, to assess which sites within St. Helier could accommodate taller buildings, whilst retaining the character of Town. No specific height had been stipulated, but the assessor had been informed that there would be a requirement to 'build up'. It was noted that where a site had a larger footprint, there was capacity to step the building back. The Group was informed that there was no policy to prevent a tall building from accommodating a combination of housing, retail and offices. The Minister for Treasury and Resources indicated that it was possible to construct attractive tall buildings and made reference to Dubai and Singapore.

Most respondents (86 per cent) had expressed the view that it was important for new developments to be located in areas with good bus routes and pedestrian facilities, with fewer (72 per cent) feeling that they should be sited where journey times and the need to travel would be minimised, although almost a third opposed car-free development altogether.

Almost half of respondents had felt that new offices should only be permitted in St. Helier, with just over half expressing the view that new hotel development should also be concentrated in Town. There had been mixed opinions on whether it should be permissible to redevelop existing hotels for other uses, with those against citing the decline of tourism.

Most respondents had been in favour of the diversification of agricultural land, proposing that it could be used for renewable energy generation and for ecological initiatives, in tandem with agriculture. Those who had not been supportive of this had emphasised the importance of preserving land for food production. Almost half had been against the redevelopment of agricultural buildings for other uses and views on whether redundant and derelict glasshouses should be removed had varied, with 60 per cent of respondents suggesting they could be redeveloped in some circumstances. Most had felt that accommodation for agricultural workers should not be allowed in the countryside, or only in exceptional circumstances. The Minister for the Environment stated that, in his view, more clarity was required around the Green Zone, because the current policy caused difficulties. He was in favour of some changes thereto, but indicated that issues could arise where modest buildings in the countryside were replaced with mansions.

58 per cent of respondents had supported the notion of imposing a planning levy on developments in order to fund community infrastructure, but the 28 per cent who had objected to this principle had voiced concerns that the costs would be passed on to the purchasers.

[REDACTED]

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06.12.19

With regards to housing, most respondents had agreed that the Island Plan should include a mechanism to review demand and performance targets. Previous iterations of the Island Plan had zoned Category A (affordable) and Category B (market) housing, which could be problematic. 85 per cent had supported the development of sites in public ownership to deliver affordable housing, with over two thirds of respondents in favour of requiring private developers to deliver affordable homes as part of their housing developments. Many had felt that housing for older people was best delivered as part of a mixed development, in order to create balanced communities. The Group was informed that accommodating housing developments within St. Helier would be a key challenge for the next Island Plan and noted that the average number of homes constructed over the last 30 years had been 402 *per annum*.

The Minister for Children and Housing acknowledged the wish to protect the countryside and the coast when looking to develop sites for housing. He emphasised the need to construct homes that enhanced people's quality of life and had access to amenity space as well as being affordable. If a large proportion of the properties that were built on sites for new homes were purchased by wealthy investors on a 'buy to let' basis, this would result in people missing out on the opportunity to afford their own homes. He indicated his support for improving green areas in Town.

The Group was informed that Connétable M.K. Jackson of St. Brelade was keen to discuss future uses for the current Les Quennevais School with the Minister for the Environment [REDACTED]

It was noted that the Group would have a key role to play in helping to address the challenges posed by the need for housing. It was agreed that the Island Plan should include a clearer statement in respect of the long term vision for St. Helier. A political group would be established in early 2020 to guide the work required and policy levers would need to be reconsidered, to ensure that development in Town created sustainable communities. If the States Assembly accepted that most new development would need to be in urban areas, adequate open space would need to be provided, which was currently lacking. The Minister for the Environment indicated that he was amenable to the acquisition of land in 'fringe areas' to create green areas for those in Town and to provide leisure and sport facilities. He urged members of the Group to engage with the 'call for sites' process. The Connétable of St. Helier was encouraged that consideration was being given to amenity space outside St. Helier. He explained that he had wanted Warwick Farm to become a country park and had discussed with the Minister for the Environment a scheme on the outskirts of Eastleigh, Hampshire, which hosted recreational activities (such as zipwiring) and ecological studies.

The Group agreed that car parking was an Island-wide issue and was not restricted to St. Helier. It expressed the wish to encourage people to park on the outside of Town, as was the case in the Netherlands. The Minister for the Environment indicated that he wished to have Planning Obligation Agreements that would help to fund improved bus services.

In relation to the cost of building materials, the Chief Minister referenced a remark which had been made by the Managing Director, States of Jersey Development

Company, at item B2 of the current meeting, about [REDACTED] sourcing concrete on Island. [REDACTED]

[REDACTED]. Labour costs were also higher in the Island than in the United Kingdom and it was important to upskill staff.

The Group thanked the Minister for the Environment, the Principal Planner, Growth, Housing and Environment Department and the Director of Strategy and Innovation, Strategic Policy, Planning and Performance Department for the update.

Future St.
Helier

B5. Connétable A.S. Crowcroft of St. Helier indicated that he was pleased that the Group was discussing long-term plans for Town and had approved the [REDACTED] project to improve pedestrian safety on Midvale Road, as referenced at item B3 of the current meeting. [REDACTED]

[REDACTED].

The Chief Minister stated that he would discuss this matter with the Minister for the Environment and suggested that the Connétable should remind him in January 2020, with a view to a future discussion at the Group.

KS

CONFIDENTIALREGENERATION STEERING GROUP

(3rd Meeting)

27th February 2020**PART B (Exempt)**

All members were present, with the exception of Senator L.J. Farnham, Minister for Economic Development, Tourism, Sport and Culture and Deputy S.J. Pinel of St. Clement, Minister for Treasury and Resources, from whom apologies had been received.

Senator J.A.N Le Fondré, Chief Minister
 Connétable A.S. Crowcroft of St. Helier
 Deputy K.C. Lewis of St. Saviour, Minister for Infrastructure

In attendance -

Connétable M.K. Jackson of St. Brelade (for item B3 only)
 Deputy J.H. Young, Minister for the Environment (for item B7 only)
 C. Parker, Chief Executive, Government of Jersey
 C. Madden, Chief of Staff, Government of Jersey
 J. Rogers, Director General, Growth, Housing and Environment Department
 L. Henry, Managing Director, States of Jersey Development Company (for items B2 and B3 only)
 P. Bradbury, Head of Ministerial Support, Ministerial Support Office, Office of the Chief Executive
 S. Hayward, Director, Treasury and Investment Management, Treasury and Exchequer
 T. Daniels, Interim Director Estate and Asset Management, Jersey Property Holdings
 D. Scott, Director, Economic Development, Tourism, Sport and Culture Department
 R. Buchholz, Principal Planner, Growth, Housing and Environment Department (for item B7 only)
 [REDACTED], Strategic Planning and Communications Manager, Growth, Housing and Environment Department
 S. Skelton, Director of Strategy and Innovation, Strategic Policy, Planning and Performance Department
 T. Dodd, Director of Transport, Growth, Housing and Environment Department (for item B4 only)
 [REDACTED] Principal Committee and Panel Officer, States Greffe

Note: The Minutes of this meeting comprise Part B only.

Minutes.

B1. The Minutes of the meeting held on 6th December 2019 (Part B only), which had previously been circulated, were taken as read and were confirmed, subject to some minor amendments, which were requested by Connétable A.S. Crowcroft of St. Helier.

[REDACTED] It was also suggested that the 5th paragraph of that same item should be reworded to read, 'The Connétable of St. Helier

requested that the project should be renamed North of Town Masterplan Phase 1, thereby signalling that this was the commencement of work on that area of Town and that Phase 2 would follow. This proposed renaming was endorsed by the Group.’
The Group approved the suggested amendments and the Principal Committee and Panel Officer was requested to arrange for the Minutes to be re-issued in due course.

States of Jersey Development Company – updates.

B2. The Regeneration Steering Group, with reference to Minute No. B2 of its meeting of 6th December 2019, welcomed Mr. L. Henry, Managing Director, States of Jersey Development Company (‘SoJDC’) and, having noted written reports in connexion with the International Finance Centre (‘IFC’), the Horizon Development and the Southwest St. Helier Planning Framework, received verbal updates from Mr. Henry in relation thereto.

International Finance Centre

The Group was informed that the detailed planning application for IFC2 which, it recalled, would comprise 100,000 square foot of internal space spread over 7 storeys, had been registered in December 2019 and a decision in respect thereof was awaited.

[REDACTED]

Horizon

Mr. Henry notified the Group that [REDACTED] of the [REDACTED] units had now been sold at Horizon, with a total value of [REDACTED]. A shortage of higher value stock across the Island had contributed to the sale of some of the more expensive units at the development. The basement slab for the lower level was now complete and the upper basement slab was being formed. It was anticipated that the works on the basement would be completed by early May 2020.

Southwest St. Helier Planning Framework

The Group recalled that the Southwest St. Helier Planning Framework (‘the Framework’), which had replaced the 2008 Esplanade Quarter Masterplan, had been adopted by the Minister for the Environment in December 2019 and would complement the planning policy framework, which had been established by the Island Plan.

Mr. Henry reminded the Group that the SoJDC owned 3 sites within the Framework, namely Esplanade Quarter (East), Esplanade Quarter (West) and Aquasplash / Cineworld, which were termed Key Opportunity Sites (‘KOS’) 1, 2 and 3 respectively. On the basis that these KOS were closely aligned with KOS7, La Route de la Libération, it was noted that the SoJDC would also be taking responsibility for co-ordinating the design and delivering improvements to the western section thereof.

Following the adoption of the Framework, the SoJDC had sought expressions of interest from 20 targeted architects and landscape architects from the Island, the United Kingdom and Europe, with a view to developing a visioning framework for KOS 1, 2 3 and 7. [REDACTED], from an encouraging range of firms. In some cases, landscape architects had co-ordinated with architects, in order to

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design their submission. A selection panel, which had comprised 3 representatives from the SoJDC, one from the Government and 3 from the Design Council team, including 2 experts on the built environment, had agreed a short list of 4 applicants, namely [REDACTED] to proceed to the next stage. The Group was notified that it was intended that [REDACTED] homes, plus leisure, cultural and civic spaces should be incorporated within the design.

Mr. Henry informed the Group that the majority of the leases on the KOS3 site were due to [REDACTED]. As part of the process towards moving to redevelop that area, a public consultation would be undertaken in April 2020, as soon as the preferred architect had been selected. It was anticipated that a pool and gymnasium would be retained in that location, [REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]. Mr. Henry reassured the Group that the SoJDC was cognisant of the need to ensure that any tall edifices were appropriately proportioned and was mindful that the sites under discussion were prominent, so it was important that they were visually sympathetic. [REDACTED]

[REDACTED]

The Group noted the position and thanked Mr. Henry for the updates.

Les
Quennevais
School site –
existing.

B3. The Regeneration Steering Group welcomed Connétable M.K. Jackson of St. Brelade in connexion with the existing Les Quennevais School site. He indicated that he was keen that a decision should be made on its future use, to prevent it from deteriorating once vacated. This view was echoed by the Chief Minister, who referenced the former Jersey College for Girls site, which had been left empty for a considerable period of time.

The Group recalled that, as part of the Island Plan Review 2021 to 2030, there had been a ‘call for sites’, which enabled people to register locations which they felt should be considered for development, or protection from development, in the next iteration of the Island Plan. It was acknowledged that the current Les Quennevais School site was in a key opportunity location. [REDACTED]

[REDACTED]

[REDACTED] was reminded that

Communicare was owned by a tri-partite Trust comprising the Children, Young People, Education and Skills Department, the Parish and the Church.

The Director of Strategy and Innovation, Strategic Policy, Planning and Performance Department indicated that the 'call for sites' would initiate the discussion around possible uses for the school. A development brief would then be prepared for the Minister for the Environment, which would then be presented to the Group and the Council of Ministers. The public would be consulted on the new draft Island Plan between July and September 2020.

The Director General, Growth, Housing and Environment Department informed the Group that funding was available for housing and also the 'Closer to Home' project, which were a complementary set of initiatives, in which the Connétables played a key role. As a consequence, it was important that the Connétables' wishes were taken into consideration.

It was decided that further discussions in relation to the current Les Quennevais School site should take place outside the setting of the meeting. The Group noted the position.

Public Realm
Strategy and
Project
Delivery.

B4. The Regeneration Steering Group received and noted a report, which had been prepared by the Growth, Housing and Environment Department, in connexion with the development of future public realm projects, which would be funded by the Public Realm Capital Fund, together with a Project Initiation Document, which identified *inter alia* the overall approach to be taken, the key deliverables, funding requirements and governance arrangements. It was given a PowerPoint presentation by the Director of Strategy and Innovation, Strategic Policy, Planning and Performance Department and the Director of Transport, Growth, Housing and Environment Department in connexion therewith.

The Group recalled that the Government Plan, which had been approved by the States Assembly, had included an allocation from capital funds of £14,400,000 for the Growth, Housing and Environment Department to develop public realm projects during the period from 2020 to 2023. It was noted that the Growth, Housing and Environment Transport Project Board, which was a standing group, chaired by the Group Director of Operations and Transport, would be responsible for presenting major plans and resourcing to the Regeneration Steering Group for approval. The Project Delivery Group and Project Management Delivery Team would manage the project and feed in to the Transport Project Board. The Regeneration Steering Group would provide political oversight of the work and sign off each stage once completed, before authorising progression to the subsequent stage.

The Group noted that an overall strategy framework for the public realm in St. Helier would be developed, which would be included in the Island Plan consultation process, that was scheduled to take place between July and September 2020. This work would include the review of the whole of St. Helier – within the ring road - in a structured way and the drawing up of the guiding framework, based on the categorisation of roads and streets in Town as falling into one of the following functions, mindful that a municipality had various needs: 'moving', 'living', 'unlocking', 'functioning', 'protecting' or 'sustaining', as defined by the Roads Task Force, London (2014). Once the relevant function, fulfilled by each street, had been identified, it would be possible to make a decision on the type of use that was required in the future. As an example, if the main purpose of a road was to carry pedestrians, consideration could be given to widening the pavements.

This project would result in a prioritised hierarchy of potential areas for development. The work was due to be completed in May or June 2020 and would be undertaken by a

specialist organisation, which was anticipated to be Arup Limited, who had been commissioned to support the Island Plan Review. [REDACTED]

The Chief Executive suggested that when considering the need to differentiate between functions fulfilled by an area, a comprehensive compendium of materials and colour palettes should be drawn up, which developers could take into account and to which the utility companies would need to adhere. He emphasised the importance of protecting the unique character of St. Helier and developing a more coherent sense of space through which people could be signposted. He felt that some work in this regard should be commissioned and whilst there would be costs associated with this, these could be factored into the core figures for any project. [REDACTED]

Connétable A.S. Crowcroft of St. Helier emphasised the need to give consideration to the issue of shared spaces, which had not been dealt with since the tragic death of Clinton Pringle at the Millennium Town Park. He informed the Group that some parts of Europe were no longer building shared spaces, because of issues around vehicles entering the areas and the problems caused, *inter alia* to people with sight impairments. In respect of the public realm more generally, he highlighted the importance of making trees a priority and ensuring that they were planted in the ground, rather than in planters, even if this meant that additional costs would be incurred because the services had to be relocated. He wished to see more public art, for example a sculpture trail and expressed a desire for water to be incorporated into the centre of Town, which would make it more attractive. He reminded the Group that there should be a brook in Gloucester Street and that it had originally been the plan to have a 'moat' around the International Finance Centre, rather than the 'shimmer' which had been installed. In his view, it was important to plan for pedestrian and cycle movements in St. Helier, rather than focusing on vehicles and indicated that cycle access should have been developed at an early juncture. The Director of Transport reassured the Group that the current project would create opportunities to develop cycle routes and that some outline plans had been drawn up. He indicated that the Growth, Housing and Environment Department adhered to best practice in respect of the installation of shared spaces.

It was noted that the signposts, which had been installed several years ago in St. Helier, were popular and provided both tourist information and historical context. It was suggested that, as a 'digital Island', some QR codes should be installed, to enable people to access the information on their smartphones.

On the basis that the Island Plan was not due to be debated until September 2021 and there were some public realm schemes, which were already at the planning stage, it was proposed that these should form the basis of the initial programme of work for 2020 and 2021. These projects could be progressed in tandem with the public realm strategy and Island Plan review process. It was noted that, of these, the work to Midvale Road was a residual scheme that had been identified as part of the Future St. Helier project. Others from that project had already been completed, for example the widening of the pavements in Conway Street and the pedestrianisation of some of Charing Cross. The Group noted that the cost of the work at Midvale Road was estimated to be [REDACTED] and was due to be completed in April 2021. It was recalled that it was proposed to widen to the footpaths on both sides of the road; to improve safety through traffic calming and upgraded crossing facilities and to establish a northbound cycle route, using Parish by-roads. [REDACTED]

[Redacted text block]

[Redacted text block]

[Redacted text block]

[Redacted text block]

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[REDACTED]

The Group also noted proposed improvements to the highways around Havre des Pas, which would result in some traffic calming measures being installed. [REDACTED]

[REDACTED]

The Group approved the proposed works and [REDACTED], as aforementioned, for the framework to be developed and to start drawing up a scheme and recruiting the relevant staff and consultants.

Development Brief - Cyril Le Marquand House.

B5. The Group, with reference to its Minute No. B8 of 24th October 2019, received an update in relation to the development brief for Cyril Le Marquand House. [REDACTED]

[REDACTED]

[REDACTED] It had been earmarked as a site to be developed by the States of Jersey Development Company, although the formal transfer of the property had not yet been completed.

The Group was informed that the development brief for Cyril Le Marquand House was currently in draft form and was subject to consultation, with responses invited by Easter. It was noted that the redevelopment of the building was a significant opportunity to accommodate new development into the wider townscape of St. Helier and make a positive contribution to the character of Town. Whilst it was generally desirable to respect the scale of the historic streetscape, it was accepted that there were instances where a relatively tall building could add interest and create a focal point. [REDACTED]

[REDACTED] the impact on views; the design quality and the contribution it made to the character of St. Helier.

[REDACTED]

The Group noted the position.

States of Jersey Development Company Dividend –

B6. The Group, with reference to its Minute No. B3(c) of 6th December 2019, received an update in connexion [REDACTED]

[REDACTED]

The Interim Director Estate and Asset Management, Jersey Property Holdings reminded

fields near
Overdale.

the Group that the Government currently had no mechanism to procure [REDACTED]
[REDACTED]
[REDACTED] It was agreed that the most straightforward option would be for the States of Jersey Development Company to be requested to negotiate to acquire the [REDACTED], with the understanding that if development were to occur at that *locus*, an updated value could be offered.

The Group noted the position.

Island Plan
Review.

B7. The Group, with reference to its Minute No. B4 of 6th December 2019, welcomed the Minister for the Environment to the meeting and received a PowerPoint presentation on the work that had been undertaken in relation to the Island Plan, since the December meeting, from the Principal Planner, Growth, Housing and Environment Department and the Director of Strategy and Innovation, Strategic Policy, Planning and Performance Department.

The latter informed the Group that good progress had been made on the review. The call for sites was due to close on 28th February 2020 and political and stakeholder engagement was ongoing, whilst an in-Committee debate was due to be held in the States Assembly on 24th March 2020. A significant amount of work and key policy considerations remained outstanding, but it was anticipated that it would be possible to lodge the draft Island Plan ‘*au Greffe*’ in July for a debate by the States Assembly in the autumn.

The Group noted that the emerging strategic policy framework for the Island Plan 2021 differed from the current Plan in certain respects. [REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

It also introduced new policies, *viz* climate resilience and carbon neutral; children and young people (future generations); health and wellbeing and digital and future. A significant amount of evidence was being collated and the draft Plan would be prepared in skeleton form and updated as additional information was received, with political and officer workshops, facilitated by Arup Limited, to be held after Easter.

In respect of the plan for St. Helier, it was noted that affordable housing, community infrastructure and a wider public value for States developments would be key. It would be necessary to align with the sustainable transport and housing policies; public realm and asset management strategies and accommodate major projects, including the new hospital and single Government office. In so doing, policy tools and levers would guide the development. [REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

With regard to the long term infrastructure plan, key infrastructure issues [REDACTED]
[REDACTED] long term housing supply, waste management and travel and transport networks. [REDACTED]
[REDACTED]

The Connétable of St. Helier emphasised the need for open spaces in St. Helier and

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requested the inclusion of a country park.

[REDACTED]

The Group thanked the Minister for the Environment for the update and he withdrew from the meeting.

Regeneration
Steering Group
– scope and
role.

B8. The Group received and noted a discussion paper, prepared by the Head of Ministerial Support, in connexion with its scope and role.

The Group recalled that the States of Jersey Development Company ('SoJDC') had been established as a result of the States Assembly's approval, in October 2010, of the Proposition of the Council of Ministers, entitled 'Property and Infrastructure Regeneration: the States of Jersey Development Company Limited' (P.73/2010 referred). Paragraph 7 of the Report to accompany P.73/2010 had provided that the 'prime purpose of the Regeneration Steering Group [was] to provide a political steer and / or guidance in order to inform policy guidelines for all major Public property and infrastructure regeneration projects in Jersey'. As a consequence, the scope of the Group might include all major projects undertaken by any public bodies for which Ministers were accountable, including Departments and Arm's Length Bodies.

P.73/2010 provided that the Group would be accountable to the Council of Ministers for its activities and would be composed of the following Members of the States:

- the Chief Minister, who would chair the Group;
- the Minister for Treasury and Resources, who would have sole political accountability for the operation of the SoJDC;
- the Minister for Economic Development, Tourism, Sport and Culture;
- the Minister for Infrastructure;
- the Connétable of St. Helier; and
- a co-opted Connétable for a Parish in which a major regeneration scheme was taking place.

The discussion paper indicated that it was appropriate for the Regeneration Steering Group to receive briefings on such things as the Island Plan, or various Masterplans, which would provide the wider strategic context against which individual projects would be considered. It was proposed that projects should be presented to the Group prior to initiation and that the Group should then receive periodic updates in relation thereto. It was noted that some projects, such as the hospital, might have dedicated political oversight mechanisms. In such cases, the Regeneration Steering Group would have limited direct involvement, but would receive periodic updates on progress.

Although not included within the discussion paper, it was later suggested that the quorum for the Group should also be formally minuted. On the basis that the core number of members was 5, it was agreed that the quorum should be 3.

The Group agreed its scope, role and quorum, as set out above.

KML

CONFIDENTIALREGENERATION STEERING GROUP

(4th Meeting)

26th June 2020**PART B (Exempt)**

All members were present.

Senator J.A.N Le Fondré, Chief Minister
 Senator L.J. Farnham, Minister for Economic Development, Tourism,
 Sport and Culture
 Connétable A.S. Crowcroft of St. Helier
 Deputy K.C. Lewis of St. Saviour, Minister for Infrastructure
 Deputy S.J. Pinel of St. Clement, Minister for Treasury and Resources

In attendance -

C. Parker, Chief Executive, Government of Jersey
 A. Scate, Acting Director General, Growth, Housing and Environment
 Department
 L. Henry, Managing Director, States of Jersey Development Company
 P. Bradbury, Head of Ministerial Support, Ministerial Support Office,
 Office of the Chief Executive
 S. Hayward, Director, Treasury and Investment Management, Treasury
 and Exchequer
 D. Scott, Director, Economic Development, Tourism, Sport and Culture
 Department
 R. Buchholz, Principal Planner, Growth, Housing and Environment
 Department
 [REDACTED] Strategic Planning and Communications Manager, Growth,
 Housing and Environment Department
 A. Rogers, Group Director, Treasury and Exchequer Department
 A. Mallinson, Head of Communications, Growth, Housing and
 Environment Department
 [REDACTED] Growth, Housing and Environment Department
 S. Skelton, Director of Strategy and Innovation, Strategic Policy,
 Planning and Performance Department
 S. Hayward, Director, Treasury and Investment Management, Treasury
 and Exchequer
 [REDACTED] Secretariat Officer, States Greffe

Note: The Minutes of this meeting comprise Part B only.

Confidential
QE Article 35
 Minutes.

B1. The Minutes of the meeting held on 27th February 2020, having been
 previously circulated, were taken as read and were confirmed.

Confidential
QE Article 35
 States of
 Jersey

B2. The Steering Group received presentations from Mr. L. Henry, Managing
 Director, States of Jersey Development Company (SOJDC) in connexion with the
 following –

Development
Company
Projects.

South west St. Helier Planning Framework (SWSHPF)– approval was sought with regard to the design and public consultation process in respect of Key Opportunity Sites (KOS) to enable an outline planning application to be submitted by the end of 2020.

It was recalled that SOJDC owned 3 KOS within the SWSHPF - KOS 1, 2 and 3. Given the physical link between these sites and KOS 7 (Route de la Liberation), it was proposed that SOJDC would also be responsible for co-ordinating the design and delivering improvements to the western section of KOS 7.

Following the adoption of the Framework by the Environment Minister in December 2019, SOJDC had sought expressions of interest from targeted architects and landscape architects (UK and European) to develop a Visioning Framework for KOS 1, 2, 3 & 7. 12 submissions had been received and a selection panel comprising representatives of SOJDC, the Design Council and a senior Government representative had reviewed the bids and agreed upon a short-list of 4 practices for the next stage. Interviews which had been due to take place with the 4 short-listed practices in order to appoint a design partner to commence the public consultation and design work that would culminate in an outline planning application. These interviews had been cancelled due to the Covid-19 restrictions. Consequently, the selection panel, together with a Commissioner of the Jersey Architecture Commission had been asked to score the revised proposals received. The selection panel met to consider the proposals in detail and had unanimously agreed that Gillespies had produced the most compelling vision for the Waterfront and were the stand-out winners of the competition. In this connexion, the Steering Group viewed the proposed site layout, sketch illustrations associated with the scheme.

The Gillespies plan delivered the following:

- 1,000 residential units
- ground floor commercial (food and beverage, retail, gymnasium, creche etcetera)
- a national art gallery (at the western gateway to St. Helier)
- re-designed and refurbished indoor public pool and gym
- outdoor public 50 metre saltwater pool (heated)
- new landscaped Jardins de la Mer
- a boardwalk pier
- a seaside amphitheatre
- a landscaped bridge over Route de la Liberation

The scheme aligned with the commitment for a landscape led vision for the remaining waterfront sites and provided an exciting vision for the Waterfront which positively responded to the environment, provided extensive public amenity and civic facilities as well as delivering much needed residential accommodation. SOJDC had carried out a high-level development appraisal of the proposal and confirmed that the revenue from the residential and commercial elements of the scheme would fund all of the civic elements. The Gross Development Value was circa █████ million and the total development costs were circa █████ million. SOJDC had produced a high-level programme/works sequencing and, subject to the Visionary Framework design work commencing in July 2020, the first phase of █████ residential units could be ready to start on site in the fourth quarter of █████ with the entire project being completed in █████

It was estimated that the design work on KOS 1, 2, 3 & 7 would take 6 months to complete and there would be extensive public consultation during this period

(Meeting
26.06.20

(as required by the Framework). The Gillespies team included an experienced public engagement partner, [REDACTED] who would direct and co-ordinate the public engagement. The feedback from this public consultation would be woven into the designs as they evolved. At a time of focus on economic recovery and the future, it was suggested that this might be an opportune time for SOJDC to progress this work and launch the public consultation exercise. Funding for pre-development activity would be provided from SOJDC's cash resources and it was noted that the process to date had cost [REDACTED]. The design cost to develop the initial concepts into an outline planning application was [REDACTED] and this was a key objective of JDC's 2020 Business Plan and funds had been set aside for this work.

The Steering Group discussed the proposals and noted that, with the exception of one, most of the existing leases on buildings [REDACTED], but a sequenced approach to the work would be taken with the first phases being residential. The Chief Executive suggested that it might be appropriate to consider delivering the art gallery and/or public realm improvements in the initial stages and seeking private funding for the art gallery proposal. There was some discussion around the position of the art gallery and it was suggested this should be an exciting gateway, stand-alone facility surrounded by public realm and possibly linked to public performance spaces and should not be subservient to other buildings. Deputy S.J. Pinel of St. Clement, Minister for Treasury and Resources, advised that he had been part of the original steering group established to progress proposals for an art gallery in the Island and she expressed a willingness to be involved in any new group established in this connexion. It was noted that SOJD continued to work with former Bailiff and States member, Sir P. Bailhache, a proponent of the need for a national gallery, on the art gallery proposal. The Steering Group also requested that the amount of open space proposed within the scheme be defined, as this was an important metric. The Connetable of St. Helier wished to ensure that the retail offering was not detrimental to the main retail offering in the town centre and Mr. Henry stated that whilst a study would be required to determine whether a larger food retailer would be required given the number of residential units in the vicinity, there was no plan to compete with the main retail offering in the town centre. The Connetable added that the provision of a large food retailers would attract more vehicles to the area. Finally, in terms of the walkways, the Connetable stated that pedestrians should be given priority over cyclists and Mr. Henry undertook to ensure this was included within the detail of the scheme.

The Steering Group endorsed the recommendation to launch the public consultation exercise, following agreement on the short list for the new hospital site, and the development of the initial concepts into an outline planning application. The Acting Director General, Growth, Housing and Environment Department advised that, subject to further detail, the proposals appeared to comply with the Island Plan and the Framework. [REDACTED].

Horizon development - the Steering Group recalled that the Horizon construction site had effectively closed on 17th March 2020, when France had closed its borders due to Covid-19 and the French sub-contractor, Legendre Ouest, had repatriated its workers.

A permit to re-open on [REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

[REDACTED]
[REDACTED].

Funding for the pre-development costs would be provided from SOJDC’s cash resources. [REDACTED]

[REDACTED]
[REDACTED] As the design developed the cost plan would be refined and updated.

The Steering Group discussed the scheme and sought views on compliance with Island Plan Policies. [REDACTED] [REDACTED] [REDACTED] [REDACTED] [REDACTED] [REDACTED] [REDACTED]

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

The Steering Group authorised the JDC to advance the development proposals for [REDACTED]

Finally, the Steering Group received an update on the International Finance Centre (IFC) and noted that discussions with prospective occupants were re-commencing. Approval for IFC2 had recently been received and a shortlist compiled with a selection process following in September 2020.

Confidential
QE Article 35
Capital
programme
update.

B3. The Steering Group received an update on the capital programme and, in particular the response to Covid-19, as follows –

- local construction firms would be used;
- capital schemes would be continually reviewed and prioritised to suit the local labour market and needs of the island;
- the capital programme would be re-prioritised to release funding and focus on local supply chain deliverable schemes;
- support would be given to ‘inflight projects’;
- high labour low skill schemes would be sought to keep staff from other sectors employed and provide benefit to the Island, for example, tree planting on Jersey water land, foul and water network extensions.
- enough capital funding would be kept to ensure agility in re prioritising as necessary to minimise any need for additional funding;
- the feasibility and design process would continue on a reprioritised capital list to develop ‘spade ready’ fiscal stimulus schemes for when the crisis concluded or moved into a longer term state; and,
- the capital programme ambition would be re-set to reflect the new financial position post virus ramifications

The Steering Group received a list of major capital projects, the associated costs pre and post Covid-19 and the priority sites, which included the Island Plan review. A total of 36 potential Government sites had been identified for development with the aim of providing a total of [REDACTED] homes. The Steering Group also received an update on the status of planning guidance in respect of South Hill, Cyril Le Marquand

House, Les Quennevais School, St. Saviour's Hospital (south-side), Westaway Court, the Fire Station, Rouge Bouillon and Fort Regent. With the exception draft briefs were being prepared for the remaining sites. Feed back from the consultation processes in connexion with of Cyril Le Marquand House and South Hill was being reviewed and revised draft briefs were being prepared.

On a related matter, and in response to a question from the Chief Minister, the Steering Group was advised that the premises at the Parade which were currently being used by Government continued to be required to accommodate staff awaiting the completion of more permanent accommodation.

The Steering Group noted the position.

Confidential
QE Article 35
Fiscal
stimulus:
update.

B4. The Steering Group received an oral report from Ms. A. Rogers, Group Director, Treasury and Exchequer Department in connexion with the fiscal stimulus.

It was noted that it was intended to establish a fiscal stimulus fund which would be used for schemes up to a maximum of £5 million each which could commence in 2020 and be completed by the end of 2021. The challenge of getting money out at the right time to stimulate the economy, and not over heat it, was recognised. Consideration would also be given to the provision of training to assist with upskilling and investment in technology to improve efficiency.

The Steering Group noted the position.

Confidential
QE Article 35
Broad Street:
closure to
vehicular
traffic.

B5. [REDACTED]

It was recalled that Broad Street had been temporarily closed to vehicular traffic in response to Covid-19 and physical distancing requirements.

[REDACTED]

On a related matter, the Chief Minister requested that an update be provided on the streetscape project programme with a view to recommencing works as soon as possible.

KML

CONFIDENTIALREGENERATION STEERING GROUP

(5th Meeting)

24th July 2020**PART B (Exempt)**

All members were present, with the exception of Senator L.J. Farnham, Minister for Economic Development, Tourism, Sport and Culture

Senator J.A.N Le Fondré, Chief Minister
 Connétable A.S. Crowcroft of St. Helier (for a time)
 Deputy K.C. Lewis of St. Saviour, Minister for Infrastructure
 Deputy S.J. Pinel of St. Clement, Minister for Treasury and Resources

In attendance -

C. Parker, Chief Executive, Government of Jersey
 A. Scate, Acting Director General, Growth, Housing and Environment Department
 L. Henry, Managing Director, States of Jersey Development Company
 P. Bradbury, Head of Ministerial Support, Ministerial Support Office, Office of the Chief Executive
 [REDACTED] Ministerial Support Office, Office of the Chief Executive
 [REDACTED] Ministerial Support Office, Office of the Chief Executive
 S. Hayward, Director, Treasury and Investment Management, Treasury and Exchequer
 D. Scott, Director, Economic Development, Tourism, Sport and Culture Department
 [REDACTED] Strategic Planning and Communications Manager, Growth, Housing and Environment Department
 T. Daniels, Interim Director and Asset Manager, Growth, Housing and Environment Department
 A. Rogers, Group Director, Treasury and Exchequer Department
 D. Curtis, Project Manager, Sports Facilities Project and Fort Regent, Growth, Housing and Environment Department
 S. Skelton, Director of Strategy and Innovation, Strategic Policy, Planning and Performance Department
 S. Hayward, Director, Treasury and Investment Management, Treasury and Exchequer
 J. Turner, Chief Executive Officer, Parish of St Helier
 [REDACTED], Secretariat Officer, States Greffe

Note: The Minutes of this meeting comprise Part B only.

Confidential
QE Article 35
 Minutes.

B1. The Minutes of the meeting held on 29th June 2020, having been previously circulated, were taken as read and were confirmed.

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B2. The Steering Group received a presentation from Mr. D. Curtis, Project

QE Article 35
Fort Regent
and Sports
Facilities:
presentation.

Manager, Sports Facilities Project and Fort Regent, Growth, Housing and Environment Department in connexion with an overarching review of sports facilities in the Island which comprised [REDACTED]

[REDACTED]

- [REDACTED]
- [REDACTED]
- [REDACTED]
- [REDACTED]
- [REDACTED]

The Steering Group noted that the project provided a considered programme of investment over the next 5 – 10 years which responded to the deteriorating leisure estate infrastructure and sought to develop a sustainable, self-funding leisure operation. The programme covered all major public sporting infrastructure requirements and the wider contribution that sport and physical activity made to the physical and mental health and wellbeing of islanders

The Steering Group noted that the proposals for each facility were interdependent due to the need to relocate activities from one location to another to facilitate works.

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

5th Meeting
24.07.20

The Steering Group noted the position.

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QE Article 35
South west St.
Helier
Planning
Framework:
press release.

B3. The Steering Group, with reference to its Minute No. B2 of 29th June 2020, received a draft press release, which had been prepared by the States of Jersey Development Company (SOJDC) in connexion with the progression of the south west St. Helier Planning Framework (SWSHPF).

It was recalled that the Steering Group had recently approved the design and public consultation process in respect of Key Opportunity Sites (KOS) to enable an outline planning application to be submitted by the end of 2020. The JDC had entered into partnership with award-winning UK landscape architecture practice Gillespies to transform the southwest waterfront area of St Helier.

Having noted the content of the press release, Connétable A.S. Crowcroft of St. Helier expressed the view that it should include political commentary from both the Chief Minister and himself. In addition, the Connétable felt that an update on works in the north of St. Helier, in accordance with the approved Masterplan for that area, should be publicised. It was noted that whilst many of the north of town interventions, such as the town park extension, the development of the BOA Warehouse site, the Ann Court and Ann Street Brewery schemes and Le Masurier’s Bath Street development were private sector initiatives, public realm works were also proposed and an update would be provided at the next meeting which detailed the significant activity which was taking place in the area together with a funding matrix for public realm improvements.

The Steering Group approved the content of the press release, subject to the addition of comments from both a Minister and the Connétable. Reference should also be made to the fact that a progress report on the implementation of the North of Town Masterplan would follow.

Confidential
QE Article 35
[Redacted]

[Redacted]

[REDACTED]

[REDACTED]

Confidential
QE Article 35
Public realm/
infrastructure
projects.

B5. The Steering Group requested that it be provided with updates on all new public realm/infrastructure projects at the next scheduled meeting, to include time frames and costings.

There followed a brief discussion around the provision of a skate park at Les Quennevais and the need to ensure that it had been located appropriately on the site in terms of user friendliness.