

STATES OF JERSEY



DEFERRAL OF LAND TRANSACTION: PHILIP LE FEUVRE HOUSE AND HUGUENOT HOUSE

Lodged au Greffe on 20th March 2026
by Deputy D.J. Warr of St. Helier South
Earliest date for debate: 14th July 2026

STATES GREFFE

PROPOSITION

THE STATES are asked to decide whether they are of opinion –

to request the Minister for Infrastructure to defer approval of the land transaction agreement, as proposed in R.43/2026 presented to the States on 18th March 2026, pending consideration by the next States Assembly of a feasibility report and cost benefit analysis subsequent to an investigation of alternatives uses of the site (to include the options of using the site to provide open space and public parking).

DEPUTY D.J. WARR OF ST. HELIER SOUTH

REPORT

This is a significant property transaction in St. Helier that is being rushed through by the Minister ahead of the pre-election period without any proper scrutiny. I am grateful to the Bailiff for the ruling that meant I could lodge this proposition, and I hope members will support me and allow a debate to take place.

Let me start by saying that I do not take lightly the impact of further delay on the sale of this site. It has remained empty for far too long, but there again that was time that could have been used researching the needs of St. Helier and how this site in particular could be optimally developed.

My fear is similar to that of the Connétable of St. Helier, more “[town cramming](#)” rather than recognising the wider needs of our community.

This isn't simply about maximizing the financial value of the site, it's about recognising the wider value and opportunity for our society.

We already know that we have an excess of one- and two-bedroom homes in St. Helier. What thought is being given to family homes, to more green space, to more play space. We know we have a mental health crisis so how does the development of this site mitigate these health issues?

Businesses in St. Helier will be thinking about public parking provision and the positive impact this could have on the economy of town through greater accessibility.

The point of my proposition is to simply find the space to have a discussion around how we optimise the value of this key site in town. If ultimately the sale to a property developer is proven to be the correct one, then so be it, I simply ask that we just take a moment to look at the wider utility to our community.

Financial and staffing implications

This work should be carried out in-house, so any financial cost is mitigated.

However, it must be noted that should this proposition be approved by the Assembly the proposed sale will not go ahead which has potential financial implications in terms of the income from the sale not being realised at this time. Furthermore, the income might not be realised at all depending upon the use chosen for the site.

Children's Rights Impact Assessment

I consider that this proposition has no direct or indirect impact on children and that the duty to have due regard to the UN Convention on the Rights of the Child does not arise. Accordingly, a Children's Rights Impact Assessment is not required under the Children (Convention Rights) (Jersey) Law 2022.