

**THE STATES OF DELIBERATION**  
**of the**  
**ISLAND OF GUERNSEY**

**STATES' TRADING SUPERVISORY BOARD**

**OPTIMISING THE USE OF THE STATES LAND AND PROPERTY PORTFOLIO**

Letter of Comment from the Policy & Resources Committee on the item lodged by the States' Trading Supervisory Board entitled "Optimising the Use of the States Land and Property Portfolio".



Policy & Resources  
Committee

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HM Greffier  
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1 June 2018

Dear Sir

**Letter of Comment – Proposition No. P2018/31 – States’ Trading Supervisory Board – Optimising the Use of the States Land and Property Portfolio**

The Policy & Resources Committee endorses this Policy Letter and fully supports the principle of optimising the use of the States land and property portfolio including striving for good stewardship and maximising value.

It is noted that this Policy Letter sets out proposals to give greater definition and clarity of the roles and responsibilities regarding the States’ Estate. When making its proposals for the organisation of States’ affairs from May 2016, the States’ Review Committee recommended that strategic property responsibility be mandated to the Policy & Resources Committee with all other property responsibilities being allocated to the States’ Trading Supervisory Board.

With the benefit of over two years’ experience of operation of the revised system, the Committee is of the view that it would be appropriate to consider whether this is delivering optimal results and value for money. The property services function has a key role to play in supporting and facilitating the significant programmes of transformation that the organisation is undergoing.

The States’ Trading Supervisory Board has responsibility for the oversight or operation of a large number of entities which are run in a commercial manner and are generally self-funding. However, the key function of States’ property services, which is funded through General Revenue, is to provide an internal service to States’ Committees, etc. through the management and administration of the property portfolio and real estate owned or leased by the States or by the provision internally of advice on property matters and corporate engineering and architectural services.

This model of corporate operational service delivery not being the responsibility of the Policy & Resources Committee differs from the other corporate functions including finance; procurement; human resources and information systems & services. The Committee is of the view that development of the new operating model should consider whether benefits could be obtained by establishing a corporate property function comprising the States' property services function and the estates service functions which are currently the responsibility of individual Committees.

This Policy Letter includes a recommendation to delegate authority to the Policy & Resources Committee to approve funding from the Transformation and Transition Fund of up to £1million for the two year transition period. The Policy & Resources Committee confirms that the existing arrangements pertaining to its delegated authority for use of the Fund will continue to apply and each application for funding will be subject to an appropriate level of review and scrutiny; and reporting back to the States annually.

Yours faithfully

A handwritten signature in black ink, appearing to read 'Gavin St Pier', written in a cursive style.

**Deputy Gavin St Pier**  
President

cc. President, States' Trading Supervisory Board