



**Response to a Question Pursuant to Rule 14  
of The Rules of Procedure of the States of Deliberation and their Committees**

**Subject:** States owned land for use at Mont Crevelt, Longue Hougue, Griffith's Yard and Brickfield House. Update on States Resolution.

**States' Member:** Deputy Gavin St Pier

**Date received:** Tuesday 19<sup>th</sup> January 2021

**Date acknowledged:** Wednesday 20<sup>th</sup> January 2021

**Date of reply:** Thursday 28<sup>th</sup> January 2021

**Question**

On 8<sup>th</sup> February 2018, the States of Deliberation resolved to direct the States' Trading Supervisory Board to make available States' owned land at Mont Crevelt, Longue Hougue, Griffith's Yard and Brickfield House to provide "basic open yard facilities" and "land for heavy industrial purposes." Following the transfer of States' Property Services from the States' Trading Supervisory Board to the Policy & Resources Committee, could the Committee please provide an update on the steps taken to implement this resolution?

**Response**

Thank you for the opportunity to respond to the question. The response is set out below.

All the land listed, with the exception of Brickfield House, is now managed by Property Services under the political oversight of the Policy & Resources Committee. Whilst Brickfield House is managed by Guernsey Water (part of the States Trading Assets) they work with Property Services to identify opportunities for its use. Notwithstanding which political committee has had ownership at any particular time since February 2018, Property Services have provided the following details which I hope you find helpful.

Griffith's Yard

Prior to the States resolution of 8<sup>th</sup> February 2018 Property Services had undertaken an assessment of the most appropriate land to provide the initial yard space to enable the relocation of tenants from Fontaine Vinery. Griffiths Yard was identified as the most appropriate however, at this time Griffiths Yard was leased to M&G limited although they were not fully utilising the space. An agreement was reached with M&G for a phased release of the site and disposal of many of the derelict and beyond repair boats stored on the site and the relocation of others. An initial nine compounds were granted planning permission on 23<sup>rd</sup> February 2018 and were fully occupied by 1<sup>st</sup> June 2018 by nine tenants. The remainder of the yard was handed back to the States of Guernsey on the 1<sup>st</sup> September 2018.



Prior to this Property Services had undertaken an open process to identify the demand for open compound storage, as a result of this a further thirteen compounds were created all of which are now occupied with one small industrial unit and yard currently being offered to the market. The works to transform Griffith's yard provided space for much of the early demand for this type of space.

#### Longue Hougue

Longue Hougue is allocated under the IDP as a Key Industrial Expansion Area. In order for any significant development to be considered a comprehensive Development Framework would be required, which is considered to be premature at this time due to the not yet fully defined future strategic uses of the site. However, Property Services have been working with the DPA for some time to enable an interim use for additional compound space including heavy industrial compounds. A planning application is currently under consideration by the DPA, which should release a considerable area of land for additional compounds until such a time as the strategic use for the site is defined.

#### Brickfield

The land at Brickfield is no longer zoned under the IDP for industrial use, however, due to its historic use as storage fortunately this use has been able to continue. Property Services have worked closely with Guernsey Water to facilitate the commercial use of the land with Guernsey Water using part of the land for its strategic needs and a considerable area being utilised as required for various purposes under commercial arrangements such as the storage of the bus fleet. It has proved very useful for the States to have this area of land that can be used in a flexible way to meet immediate short term demand and it is intended that this flexible approach is continued.

**Deputy Peter Ferbrache**  
**President**  
**Policy & Resources Committee**