



**Former Haut de la Garenne Site
Public Consultation
8 February - 22 April 2018**

INFORMATION GUIDE

Background to this public consultation

On 3 July 2017 the Independent Jersey Care Inquiry Panel (IJCI) chaired by Frances Oldham QC, published their final report.

In Recommendation 8c: **'Redeeming the Haut de la Garenne site'** the IJCI Panel set out their view that the States of Jersey should consider demolishing the site of the former Haut de la Garenne children's home.

Before making a decision about whether or not the former children's home should be demolished, the Council of Ministers have agreed to consult the people of Jersey.

This public consultation offers an opportunity for everyone to respond to the Care Inquiry's recommendation and to share their views about the future use of the site and original building.

Details about how you can respond to this consultation can be found on page 11 of this guide.

Purpose of this information guide

This guide has been created to provide an informative introduction to the key issues arising from the IJCI recommendation to demolish the former Haut de la Garenne children's home. Each section directly relates to the topics addressed by the consultation questionnaire, which you are invited to complete after reading this guide.

If you would like more information or have a query, please contact us:

Post: Former Haut de la Garenne Site Public Consultation
Community and Constitutional Affairs Department
5th Floor, Cyril Le Marquand House, PO Box 140, St Helier, JE4 8QT

Email: HDLG@gov.je

Web: www.gov.je/consultations

The Independent Jersey Care Inquiry

In 2007 the former Haut de la Garenne children's home was publicly identified as a site of significant interest during Operation Rectangle, the initial Police inquiry into historic abuse. By the end of 2010 more than 300 offences were reported as having been committed there.

In March 2013 the States Assembly agreed terms of reference for a Committee of Inquiry to undertake a wide-ranging investigation into historical abuse in Jersey. An initial budget of £6 million was agreed. Frances Oldham QC was appointed to Chair the Inquiry.

The final report of the Independent Jersey Care Inquiry (IJCI) was published on Monday, 3 July 2017, just over three years after its launch in April 2014. The Panel's Final Report identified a range of failings and made recommendations for the future management of Jersey's residential and foster homes, in order to ensure that the Island provides a safe and secure environment for the children in its care.

Having considered the history of neglect and abuse at the former Haut de la Garenne children's home and the manner in which the building became synonymous with Operation Rectangle, the Care Inquiry Panel were moved to recommend that it should be demolished:

IJCI Recommendation 8c: Redeeming the Haut de la Garenne site

- 13.54 In the course of its work, the Panel made five visits to the former Haut de la Garenne (HDLG) Children's Home. The site and some of the original buildings are now used as an outdoor centre. An adjoining building, Avimore, is used for various child care services.*
- 13.55 Despite current use of some of the HDLG buildings for outdoor/hostel activities, areas of the vast building are in disrepair and provide a poor standard of facility.*
- 13.56 The buildings featured prominently in the evidence heard by the Inquiry. For decades, the site provided institutionalised care for thousands of Jersey children – initially as the Jersey Home for Boys*

(JHFB), and then, from 1959 to 1986, as HDLG Children’s Home, admitting girls as well. Few positive memories emerged from the accounts that the Inquiry received from hundreds of former residents. Many spoke of a physically harsh and abusive regime in which they had experienced little nurture, kindness, encouragement or individualised attention. Some described sexual abuse by staff or older residents. The overwhelming majority had suffered ill effects from abusive experiences or lack of care well into adult life, often impacting significantly on their ability to form and sustain relationships.

- 13.57 *For many former residents, and for other Jersey citizens, the HDLG buildings are a reminder of an unhappy past or shameful history. For other people in Jersey, HDLG is an unwelcome symbol of the turmoil and trauma of the early stages of Operation Rectangle and the attention brought to the island.*
- 13.58 *The Panel recommends that the States of Jersey considers negotiating to secure unrestricted ownership of the site and to demolish the HDLG buildings. Given the associations of the site, no States of Jersey services for children or for victims of abuse should be located there in the foreseeable future. The site is a prime site in the island, and is suitable for a range of developments. Should the site be retained for youth/outdoor activity, these opportunities should be provided in a modern facility, with no resemblance to the original buildings.*

In October 2017 the Council of Ministers published their response to the Independent Jersey Care Inquiry, setting out how the States plan to implement the Care Inquiry’s recommendations. In relation to the ‘legacy issue’ of the former Haut de la Garenne site, they proposed that:

...an Island-wide public consultation is undertaken to gather views regarding the Inquiry’s proposal for the building’s demolition. The Public Consultation will deploy a mixed methodology of approaches to seek to ensure that all voices are heard.

The Haut de la Garenne Trust

In 1998 the States approved the creation of a Trust to manage and operate the Haut de la Garenne site on a self-financing basis. The law incorporating 'The Haut de la Garenne Trust' was registered in Jersey's Royal Court on 3 January 2003. Before the States of Jersey Police launched Operation Rectangle in 2008, the Haut de la Garenne Trust had been actively involved in the site's launch and operation as a Youth Hostel. The Trust is no longer active, but remains a legal entity.

Current usage



Today, the building is the base for the Jersey Accommodation and Activity Centre (JAAC) which offers hostel accommodation, camping, a wide range of outdoor activities and room hire for events and meetings.

Visiting school groups from France make significant use of the JAAC, with groups of up to 100 teachers and children travelling to Jersey. Between 2012 and 2017 the JAAC recorded over 35,500 bed-nights.

The JAAC has been operating from the site since 2011 and lease the site directly from Jersey Property Holdings (Department for Infrastructure).

The Director of Jersey Accommodation and Activity Centre has prepared a background document providing details of the JAAC's contribution to the local economy. This is can be downloaded from:

www.gov.je/consultations or requested by contacting Community and Constitutional Affairs (see last page) or emailing: HDLG@gov.je.

A brief history of the former Haut de la Garenne site

- 1854** Construction of the *Ecole Industrielle* (Industrial School) in St Martin, costing £2,410.11d
- 1867** The first 45 boys transferred to the Industrial School from St Helier, having previously been housed at the General Hospital. The school's purpose was stated as being to, "*train up helpless, friendless waifs as useful members of society, raising them up out of their pauper state enabling them to escape the perils to which their youth is inevitably surrounded.*"
- 1888** Site acquired from the Crown by *Les Administrateurs des Revenus des Impots et du Public de Cette Ile*
- 1900** The Industrial School renamed *Jersey Home for Boys*
- 1918** 33 men who had lived at *Jersey Home for Boys* lost their lives in the 1914-1918 Great War. Their sacrifice is commemorated by a memorial situated in Haut de la Garenne's grounds
- 1922** Site transferred to public ownership
- 1940** Site used as signal station during the Occupation
- 1945** Following the Occupation, site reverts to usage as a children's home
- 1953** The Education Committee take responsibility for the home
- 1960** *Jersey Home for Boys* renamed *Haut de la Garenne*, referencing the historic location of the rabbit warren for Mont Orgueil
- 1960s** Boys and girls now accommodated at Haut de la Garenne
- 1970** Aviemore constructed adjacent to Haut de la Garenne
- 1983** Haut de la Garenne ceases to be used as a children's home; its buildings and grounds are administered by the Public Services Committee and leased to BBC for filming the television drama *Bergerac*

- 1989** The Education Committee convert the building's dormitory wing for use as respite care for children with Special Educational Needs
- A design and development brief for the former children's home produced by the Island Development Committee (IDC)
- 1990** Channel Television film *Island* a children's TV series on site in 1990-1991
- 1991** Feasibility study commissioned by the States of Jersey Housing Committee
- 1991** The States approve a scheme to retain Aviemore and convert the nineteenth century building into sheltered housing, with new dwellings to be constructed in the grounds
- 1992** Decision taken in 1991 reversed. Department of Property Services, on behalf of the Planning and Environment Committee, take control of the site from the Public Services Committee
- 1993** Site used to accommodate large visiting groups, bands and sports teams until the end of the decade
- 2002** States approve the creation of a Trust to manage and operate the site on a self-financing basis as a residential multi-purpose centre
- 2003** £2.25 million refurbishment of the building completed
- 2004** Opens as a 140 bed hostel under the YHA brand
- 2008** States of Jersey Police launch Operation Rectangle into historic abuse and conduct excavations at the former children's home. Claims of human remains having been found are later proved false. Youth Hostel closes.
- 2009** Site used to accommodate visiting military groups and seasonal lifeguards
- 2011** Jersey Accommodation and Activity Centre opens on the site
- 2017** Final report of the Independent Jersey Care Inquiry published on 3 July - Recommendation 8c calls for the building to be demolished
- 2018** Public consultation launched to gather views on the IJCI's recommendation that the States of Jersey should demolish the building

Listed building status

Jersey's approach to identifying and protecting our historic environment is set out in the Island Plan 2011, which opens with the following statements:

The historic environment of the Island is a finite resource and an irreplaceable asset. Once lost, the areas, buildings and sites of which it is made cannot be replaced; and they can be robbed of their particular interest as surely by unsuitable alteration as by outright demolition or excavation.

The physical survivals of our past are to be valued and protected for their own sake, as a central part of our cultural heritage and our sense of Island identity. They are an irreplaceable record which contributes, through formal education and in many other ways, to our understanding of both the present and the past. Their presence adds to the quality of our lives, by enhancing the familiar and cherished local scene and sustaining the sense of local distinctiveness which is so important an aspect of the character and appearance of our Island. The historic environment is also of immense importance for leisure, tourism and the economy.

Island Plan 2011, Chapter 3: 3.1 – 3.2

The former Haut de la Garenne children's home is a Grade 4 Listed Building, having been recognised for its special architectural and historical interest. The property was first registered as a 'Building of Local Interest' in August 1992. The current Notice of Listing was served in January 2016. The 'statement of significance' for the building records that it is an:

Extensive example of a mid-C19 residential institution. Many external historic features survive but the interior has been largely altered.

The property's listing is primarily concerned with the building's exterior. The 'historic environment' documents note that:

The interior of the property is not of interest. Interior adapted for Youth Hostel, no internal features survive, all staircases replaced, plan form altered.

The full listing for the former Haut de la Garenne site (Reference MN0062) is available on www.gov.je or by contacting the Historic Environment Team at the Environment Department:

Planning and Building Services
South Hill, St Helier, Jersey, JE2 4US

Telephone: 01534 445508

Email: historicbuildingsstaff@gov.je

The Island Plan 2011

The Island Plan 2011 is Jersey's Planning Policy, which sets out an Island-wide approach to the management and protection of all aspects of our natural and built environment.

The former Haut de la Garenne site is situated in Jersey's Green Zone, an extensive area of countryside covering much of the Island. Land and buildings in the Green Zone are subject to additional levels of development control and protection.

Any consideration about the future of the building will need to address its relationship and value to Jersey's natural and historic environment, as set out in the Island Plan 2011.

The States of Jersey's approach to the management and protection of Jersey's natural environment is described in [Chapter 2](#) of the Island Plan 2011; [Chapter 3](#) addresses the Island's historic environment.

Looking ahead - the planning process

Any future planning application that might be made to demolish the former children's home, would need to be considered by the Environment Minister in the context of both the Island Plan 2011 and the building's grade 4 listing as a site of historic and architectural interest.

An application to demolish the building would therefore need to demonstrate a strong case for planning permission to be granted. This would normally need to be determined by the Planning Committee or by the Environment Minister, after holding a 'Public Inquiry' to independently review all aspects of the application.

The responses you share with us during this consultation will assist the Council of Ministers to decide whether or not an application to demolish the former Haut de la Garenne children's home should be made. The Environment Minister would also be able to consider the responses gathered during this consultation, if planning permission were to be sought to demolish this listed building.

The projected cost of demolition

If a decision were to be made to demolish the former Haut de la Garenne site and planning permission were obtained, the States of Jersey would need to pay to remove the building from the site. This cost has been initially estimated to be in the region of £750,000. This sum is projected to cover the cost of removing all traces of the 19th century buildings and returning the site to a green field. The cost of ecological surveys required to establish and respond to the presence of any protected species is also included in this figure.

This costing makes no provision for any works associated with the construction of a new building on the site.

Due to the routing of drains across the site and the location of an electrical sub-station within the building, which serves surrounding properties, a full survey would be needed to properly calculate an accurate costing for demolition. As such the estimate above, which has been provided to illustrate the likely cost of demolition and returning the site to nature, may fall short of the true figure.

Responding to this consultation

Your response to this consultation will help to determine the final decision about the future of the former Haut de la Garenne children's home which will be taken by the new Council of Ministers later this year.

By sharing your views, you will enable us to develop a detailed understanding of the full range of perspectives about the Independent Jersey Care Inquiry's recommendation to demolish the building.

After reading this guide, please complete the short consultation questionnaire which is available either online or in a print format. The consultation will close on Sunday 22 April. We expect to report on this consultation in July 2018.

More information

If you would like more information before responding, please consider attending one of the JAAC open afternoons or consultation drop-in sessions being held at venues across the Island. Dates and venues are listed on the back page of this booklet.

Additional resources may be added to www.gov.je/consultations during the consultation period. Any such updates will be communicated via the States of Jersey's social media accounts. Please contact us if you would like to be alerted about the availability of new resources.

Support available

If you have been affected by any of the issues raised by this consultation or the Independent Jersey Care Inquiry and would like to speak to someone:

- A dedicated Freephone helpline is available between 9:00am and 5:00pm on weekdays by calling: 0800 735 1000
- Email support is available from: InquirySupport2@gov.je
- Victim Support Jersey can be contacted by calling 01534 440496, or emailing: victimsupport@gov.je
- Call Samaritans 24/7: 0845 790 9090 or email: jo@samaritans.org

Consultation drop-in sessions

We are offering a number of drop-in sessions during the consultation at venues across the Island. Everyone is welcome.

Thursday, 15 February	St Clement's Parish Hall, 09:30 – 12:30
Monday, 26 February	St Martin's Public Hall, 08:45 – 13:00
Thursday, 1 March	St Ouen's Parish Hall, 09:00 – 12:00 St Brelade's Parish Hall, 13:00 – 16:00
Wednesday, 21 March	Trinity Parish Hall, 10:30 – 12:30 St John's Parish Hall, 14:00 – 18:00
Saturday, 24 March	Jersey Library, 10:00 – 14:00
Thursday, 29 March	St Martin's Public Hall, 14:00 – 16:30

Dates and venues above correct at time of going to press. Additional drop-in sessions will be publicised on www.gov.je and via the local media.

Open afternoons

The Jersey Accommodation and Activity Centre (JAAC) will be holding two open afternoons from 14:00 to 16:00 on Saturday, 17 February and Sunday, 18 February. Site tours will be offered at: 14:00, 14:30, 15:00 and 15:30. All are welcome. **Directions:** From La Grande Route de Faldouet, St. Martin, turn into Rue de la Pouclée et des Quatres Chemins (signposted Dolmen $\frac{1}{2}$, Anne Port $\frac{3}{4}$). The JAAC is situated on the right hand side.

For more information please contact:

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