

MARINE LEISURE INDUSTRY: LEASE OF LAND TO CHANNEL ISLANDS MARINE LIMITED

**Lodged au Greffe on 25th May 1999
by the Harbours and Airport Committee**



STATES OF JERSEY

STATES GREFFE

175

1999

P.70

Price code: A

PROPOSITION

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

- (a) to approve the lease to Channel Islands Marine Limited of land measuring approximately 5,473 square for a period of 21 years, with the option to renew for a further period of 21 years on similar terms and conditions the land to be used for the purpose of constructing a marine servicing boat shed at La Collette boat maintenance park to the south east of the new 65 ton boat hoist dock (as shown in drawing 1721/01B). The annual rental to be charged at £8,209.50 (representing a rate of £1.50 per square foot) shall be subject to upward review to the open market rental value of the land from the date of registration of the lease in the Royal Court;
- (b) to authorise the Attorney General and the Greffier of the States to pass the necessary contract on behalf of the public;
- (c) to authorise the Treasurer of the States to receive the rent as it becomes due.

HARBOURS AND AIRPORT COMMITTEE

Note: The Finance and Economics Committee supports this proposition.

Report

Channel Islands Marine Limited currently lease from the Harbours and Airport Committee an office on the St. Helier Marina waterfront and the southern half of the old Customs shed at the end of the Albert Pier which it uses as a servicing centre. The company specialises in small to large luxury craft, which have increased with the opening of the Elizabeth Marina to non-residents. The current shed is of inadequate size, there are no proper lifting facilities and there is pressure on the Albert Pier generally in regard to traffic circulation to and from the passenger terminal and car parking.

The company has for some time been seeking alternative premises, which it is prepared to self-fund so that it might provide improved servicing to its present customers and attract overseas business. As a result of the creation of the La Collette boat maintenance area, it has agreed to self-fund the proposed servicing centre shown on drawing 1721/01B attached (designated letting No. LB3), which will be constructed so that the new 65 ton boat hoist will be able to pass through the front entrance which faces the dock with craft up to 24 metres in length. The completion of this building will complement the hoist dock complex and is a necessary development if the benefits of having the dock are to be realised, along with a significant contribution to the emerging marine leisure industry.

Planning permission for the development was granted on 29th January 1999 by the Planning and Environment Committee (permit ref: 8598/DB). Channel Islands Marine Limited has agreed to pay all reasonable legal costs in relation to the passing of the lease before the Royal Court and all costs in relation to the development, which must be commenced within one year and completed with two years. Failure to commence or complete rendering the lease null and void.