

Price : #2.00

THE STATES assembled on Tuesday,  
25th July, 1989 at 10.15 a.m. under  
the Presidency of the Bailiff,  
Sir Peter Crill, C.B.E.

---

All Members were present with the exception  
of -

Senator Betty Brooke - out of the  
Island.  
Edgar John Becquet, Deputy of  
Trinity - out of the Island.  
Robin Ernest Richard Rumboll, Deputy  
of St. Helier - out of the Island.  
Cynthia Miriam Rumboll, Deputy of St.  
Helier - out of the Island.  
Derek Ryder Maltwood, Deputy of  
St. Mary - out of the Island.

---

Prayers

---

Senator Stein - congratulations.

The Bailiff, on behalf of the  
Assembly, congratulated the former Deputy  
of Grouville, Mrs. Corrie Stein, on her  
election as Senator.

Subordinate legislation tabled -

The following enactments were laid  
before the States, namely -

1. Gorey Pier Fête (Jersey) Order,  
1989. R & O 7936.
2. Parish of St. Clement Fête  
(Jersey) Order, 1989. R & O 7937.
3. Road Traffic (Saint Martin)

(Jersey) Order, 1989. R & O 7938.

4. Road Traffic (Public Parking Places) (Amendment No. 10) (Jersey) Order, 1989. R & O 7939.
5. Depositors and Investors (Prevention of Fraud) (List of Registered Persons) (Amendment) (Jersey) Order, 1989. R & O 7940.
6. Health Insurance (Pharmaceutical Benefit) (General Provisions) (Amendment No. 28) (Jersey) Order, 1989. R & O 7941.

Contingencies vote of credit -  
Public Health Committee.

THE STATES noted an Act of the Finance and Economics Committee dated 26th June, 1989, informing the House that it had made available out of its Contingencies vote of credit the sum of #62,000 to the Public Health Committee to finance the refurbishment of Le Quesne Ward at the General Hospital for use as a temporary isolation unit for treatment of patients suffering from Methicillin Resistant Staphylococcus Aureus (MRSA).

Industrial Relations Advisory  
Service Report for 1988. R.C.13.

The Industrial Relations Committee by Act dated 25th July, 1989, presented to the States a report of the Industrial Relations Advisory Service for 1988.

THE STATES ordered that the said Report be printed and distributed.

Probation Service Report for 1988.  
R.C.14.

The Prison Board by Act dated 26th June, 1989, presented to the States the Report of the Probation Service for 1988.

THE STATES ordered that the said Report be

printed and distributed.

States of Jersey Fire Service  
Report for 1988.

The Defence Committee by Act dated  
11th July, 1989, presented to the States a  
Report on the administration of the States  
of Jersey Fire Service for the year 1988.

THE STATES ordered that the said Report be  
printed and distributed.

Motor Traffic Office Report for  
1988.

The Defence Committee by Act dated  
11th July, 1989, presented to the States a  
Report of the Motor Traffic office for  
1988.

THE STATES ordered that the said Report be  
printed and distributed.

Telecommunications Board Report  
for 1988.

The Telecommunications Board by  
Act dated 14th July, 1989, presented to the  
States its Report for the year ended 31st  
December, 1988.

THE STATES ordered that the said Report be  
printed and distributed.

Matters noted - land transactions.

THE STATES noted Acts of the  
Finance and Economics Committee dated 26th  
June and 10th July, 1989, showing that  
in pursuance of Standing Orders relating to  
certain transactions in land, the Committee  
had approved -

- (a) as recommended by the Public  
Health Committee, the sale to the  
Jersey Electricity Company Limited  
of an area of land measuring 6.5  
square metres at The Limes, Green  
Street, St. Helier, required for

use as an electricity sub-station, for a consideration of #10, and the grant to the company, in perpetuity free of charge, of a servitude for high tension cables, with each side being responsible for the payment of its own legal fees;

(b) as recommended by the Housing Committee, the granting to the Jersey Electricity Company Limited of servitudes required for high tension cables at Pier Road, St. Helier, in accordance with Plan No. 221.916.9.25273, dated 10th March, 1989 for a nominal consideration of #10, with each side being responsible for the payment of its own legal fees;

(c) as recommended by the Housing Committee, the leasing of two areas of land measuring 19.8 square metres and 0.25 square metres respectively on the Vauxhall Gardens site, St. Helier to the Jersey Electricity Company Limited for a period of 99 years at a rent of #1 a year, with all payment committed forward to the inception of the agreement and the grant, in perpetuity free of charge, of any servitudes required for high tension cables, with each side being responsible for its own legal fees;

(d) as recommended by the Housing Committee, the sale of a small area of land measuring approximately 500 square feet, adjoining 45 Don Farm, St. Brelade to Mr. Ian Robinson of that address, for a consideration of #500 with Mr. Robinson being responsible for the construction of boundary walls and for the payment of all legal fees;

(e) as recommended by the Public Works Committee, the passing of a Contrat de Bornement with Joco Properties Limited in respect of 'Ocean View' and with Mrs. Violet Marion Le Gros, née Goldsmith, in

respect of 'The Nest' in order to agree the boundary line between those properties and Coronation Park, Victoria Avenue, St. Lawrence, also agreeing that the public of the Island should recognize the trespass of 'Ocean View' on to the relief on the east side of the boundary line for a consideration of #250 and that the owners of that property should be awarded rights of access for workmen and materials in order to maintain the west gable thereof and agreeing that the owner of 'The Nest' should be granted the right to build up to the demarcation line without relief, with Joco Properties Limited being responsible for all legal fees.

Matters noted - financial transactions.

THE STATES noted an Act of the Finance and Economics Committee dated 10th July, 1989. showing that in pursuance of Rule 5 of the Public Finances (General) (Jersey) Rules, 1967, as amended, the Committee had noted that -

- (a) the Education Committee had accepted the lowest of four tenders, namely that submitted by Hacquoil and Cook Limited, in the sum of #65,915.00 for the construction of a two-storey dwelling at Mont Nicolle School, St. Brelade;
- (b) the Housing Committee had accepted the lowest of six tenders, namely that submitted by R.J. Wilkinson Limited in the sum of #415,000.00 in a contract period of 42 weeks for the demolition of Nos. 12, 12½, 14, 16, 18 and 20 Dorset Street, St. Helier and the construction of seven two-bedroomed houses.

Matters lodged.

The following subjects were lodged

``au Greffe" -

1. Draft Health and Safety at Work (Appeal Tribunal) (Jersey) Regulations, 198 . P.108/89.  
Presented by the Social Security Committee.
2. Draft Health and Safety at Work (Improvement and Prohibition Notices Appeals) (Jersey) Regulations, 198 . P.109/89.  
Presented by the Social Security Committee.
3. Public Employees Contributory Retirement Scheme: legislation. P.110/89.  
Presented by the Establishment Committee.

THE STATES decided to take the abovementioned items into consideration on 22nd August, 1989.

The following subjects were lodged on 4th July, 1989 -

1. Telephone House: refurbishment. P.101/89.  
Presented by the Telecommunications Board.
2. Draft Currency Notes (Variation of Maximum Amount of Issue) (Jersey) Regulations, 198 . P.102/89.  
Presented by the Finance and Economics Committee.

THE STATES decided to take the abovementioned items into consideration at the present Sitting.

The following subjects were lodged on 11th July, 1989 -

1. Draft Water (Control of Supply) (Jersey) Regulations, 198 . P.103/89.  
Presented by the Public Works Committee.
2. Housing Committee: vote of no confidence. P.104/89.  
Presented by Senator Richard Joseph Shenton. The States decided

to take this subject into consideration under Public Business at the present Sitting as the first item after the Proposition relating to Nos. 9-13 Windsor Road, St. Helier.

The following subject was lodged on 18th July, 1989 -

Draft Bankruptcy (Désastre) (Jersey) Law, 198 . P.105/89.  
Presented by the Finance and Economics Committee.

Matters lodged ``au Greffe" withdrawn.

THE STATES noted that in accordance with Standing Order 17(6) the following subjects, which were lodged ``au Greffe", had been withdrawn -

Maternity Hospital premises, St. Helier - conversion: additional vote of credit. P.81/88.  
Lodged: 28th June, 1988.  
Finance and Economics Committee.

Community Health Services: supplementary votes of credit. P.82/88.  
Lodged: 28th June, 1988.  
Finance and Economics Committee.

Public Works - administration and public buildings: supplementary votes of credit. P.84/88.  
Lodged: 28th June, 1988.  
Finance and Economics Committee.

Draft Water (Control of Supply) (Jersey) Regulations, 198 . P.103/89.  
Withdrawn.

THE STATES acceded to the request of the President of the Public Works Committee that the draft Water (Control of Supply) (Jersey) Regulations, 198 (lodged on 11th July, 1989) be withdrawn.

Housing needs: Committee of Inquiry. P.97/89.

THE STATES referred the Proposition of Senator John Stephen Rothwell regarding the setting up of a Committee of Inquiry into the future housing needs of the Island (lodged on 20th June, 1989) to the Policy and Resources Committee for report.

Tenants in private sector:  
security of tenure. P.100/89.

THE STATES acceded to the request of Senator John Stephen Rothwell that his Proposition regarding security of tenure for tenants in the private sector (lodged on 27th June, 1989) be considered on 22nd August, 1989.

Rezoning of land for Category A housing: petition. P.106/89.

Senator John Stephen Rothwell presented to the States, on behalf of certain inhabitants of the Island of Jersey, a petition regarding the rezoning of land for category A housing (P.57/89).

Fields 846, 846B, 847, 865, 866 and 873, St. Lawrence: petition regarding proposed rezoning. P.107/89.

Deputy Henry George Coutanche of St. Lawrence presented to the States, on behalf of certain residents of the Parish of St. Lawrence, a petition regarding the proposed rezoning of Fields, 846, 846B, 847, 865, 866 and 873, St. Lawrence (P.57/89).

Income Tax. Questions and answers.

Deputy Maurice Clement Buesnel of St. Helier asked Senator Reginald Robert Jeune, President of the Finance and Economics Committee, the following questions -

- ``1. Will the President say how many wage and salary earners have joined the voluntary pay

as you earn scheme announced earlier this year by the Income Tax Department?

2. Will the President give the amounts of income tax outstanding for the years ending December 1986 and December, 1987?
3. Will the President say how many prosecutions for non-payment of income tax were instituted in 1986, 1987 and 1988?
4. Will the President give the total amount of income tax unpaid and owing to the States as at December, 1988?
5. Will the President state the cost during 1988 of recovering unpaid income tax?
6. Is the President satisfied that the use of ancient customary law by the Income Tax Department in attempting to collect unpaid income tax is justified in 1989 having regard to the fact that it involves imprisonment of the individual?"

The President of the Finance and Economics Committee replied as follows -

1. The scheme to which the Deputy refers is not a pay-as-you earn scheme. It is a scheme which enables individuals to pay their 1988 tax by instalments over the course of 1989, rather than having to meet the whole bill in one lump sum in September. 194 individuals have taken up the offer to pay in this fashion, while a further 108 are paying off arrears of tax first, before going on to make payments towards their 1988 tax.
2. Collectable tax at 7th July, 1989 was as follows -

Year of assessment: 1986 1987

	#m	#m
Companies	0.4	0.9
Self-employed	0.3	0.7
Employees	1.9	4.5
	2.6	6.1

Expressed as a percentage  
of tax charged 2.4% 4.9%

Most of the company tax is represented by the recently agreed balances of tax payable upon settlement of appeals. The majority of the tax in the other two categories relates to sums outstanding for some time, mostly being reduced by instalments paid via wage arrests or voluntary arrangements.

3. 1986 800 approximately  
1987 937  
1988 1,799

In about half of these cases the legal action was withdrawn before it came to Court because the tax had been paid, or the debtor had reached agreement with the Comptroller for payment by voluntary instalments. 1988 was the first full year in which the system was computerised; the large increase represents a reduction in the backlog of cases that had built up under the manual system.

4. As at 31st December, 1988 the total collectable tax was -

	#m
Companies	2.7
Self-employed	4.7
Employees	20.8
	28.2

Most of that sum, #28.2m, related to 1986 and 1987 tax and the

Deputy will note from the answer to question 2 that the collectable tax for those two years had reduced to #8.7m at 7th July this year.

5. There are four officers in the Income Tax Department whose job it is to collect tax in cases where ordinary reminders have not had the desired effect. Their salaries totalled #60,000 in 1988. Legal expenses are recovered from the debtors.
6. The tax debtor is not treated differently from any other judgment debtor. Imprisonment, the ultimate sanction, is not considered unless all other efforts have failed and, in fact, only two or three tax debtors have been imprisoned in the last ten years."

Tourist arrival figures and further leisure facilities. Questions and answers.

Deputy Maurice Clement Buesnel of St. Helier asked Senator John Stephen Rothwell, President of the Tourism Committee, the following questions -

1. Will the President say whether his Committee is satisfied that the tourist arrival figures to date are satisfactory in relation to his Committee's advertising and marketing expenditures?
2. Will the President say what steps his Committee are taking to promote the creation of another golf course and the installation of a fun pool?"

The President of the Tourism Committee replied as follows -

1. (a) Tourist arrival figures

In the first five months of 1989, 456,128 persons arrived in the Island, compared with 415,925 in 1988, an increase of 40,203 (10 per cent). Air arrivals so far this year amount to 317,380, an increase of 14,631 (5 per cent), while sea arrivals of 138,748 show an increase of 25,572 (23 per cent).

Total arrivals from the United Kingdom until the end of May were 239,071 by air, and 47,083 by sea. These represent an increase of 5,128 (2 per cent) and 10,939 (30 per cent) respectively compared with the same period last year.

Total arrivals from the continent by air were 18,068, an improvement of 2,343 (15 per cent), and continental arrivals by sea were 68,744, a rise of 10,822 (19 per cent) compared to the same period last year.

However, as the statistics include business travel and travel of local residents, (it is estimated that only 46 per cent of these travellers enter hotel accommodation), there must be caution in their use.

The Tourism Committee believes the bed occupancy figures and its own market intelligence is more useful in assessing the state of the summer season.

(b) Bed occupancy

Bed occupancy figures for the year to date are satisfactory, especially for hotels, but there is some fear that the high season occupancy level may be 5 per cent down on last year. Actual comparisons so far for hotels only are as follows -

1988      1989

Bed % Occu- Bed % Occu

-  
Month nights pancy nights pancy

January	15,395	24%	18,061	23%
February	23,305	32%	22,892	31%
March	67,889	44%	98,648	46%
April	218,847	56%	216,045	50%
May	334,087	70%	350,373	73%
June	391,000	84%	360,000	79%

(Provisional,  
unconfirmed).

The percentages quoted relate to the number of hotel bed nights (guest houses are not surveyed) available on the market at that time. Beds drop to as low as 3,500 in January but reach their maximum in high season of 23,900 this year.

The Committee's officers regularly update their market intelligence about the state of the season by talking both with carriers and hotel and guest house proprietors. This suggests that the picture in Jersey is varied this year. Hotels with a high percentage of repeat business and good facilities are generally very happy, but those relying more on tour operator business appear to be less so.

Jersey Tourism believes that 1989 will be a year in which the shoulder periods March - May and September - October will be very satisfactory, while the mid season will be a few percentage points down on last year. Please bear in mind, however, that 1988 was a very good season.

(c) General comments on tourism trends and 1989 season

Looking at our main market, the United Kingdom, there are a number of factors which are affecting adversely the market place for the holiday industry -

(i) increased mortgage rates;

(ii) a huge growth in United Kingdom holidays;

(iii) excellent weather in the United Kingdom resorts;

(iv) airline problems: air traffic and disasters;

(v) the cheapness and popularity of long haul travel.

What is most certain is that the supply of holidays in the United Kingdom market considerably outstrips demand this year, particularly in July and August. In these circumstances, Jersey is holding its own extremely well as compared with other overseas holiday destinations popular with the British. Also, it is now an established fact that people are booking later and that Jersey is getting its share of these last minute bookings.

The Continental market comprises about 20 per cent of our total visitors to the Island. Continental arrivals are up on 1988 according to the main carriers and tour operators, probably by up to 10 per cent. This is particularly encouraging since trading in general from European countries to traditional holiday destinations are down, sometimes by up to 15 per cent.

In the market conditions

applying this year, the Tourism Committee is satisfied that its expenditure on marketing has been well spent. We are constantly reviewing our activities to ensure that we maximise the return on our investment.

2. (a) Golf course

The first States' decision supporting the provision of a third 18-hole golf course resulted from the initiative of the Tourism Committee (P.66/83). The Tourism Committee asked the States to agree in principle to the provision of a public 18-hole golf course and to request the Island Development Committee to bring to the States a proposition to rezone an area of land suitable for the purpose. The States agreed this Proposition on 14th June, 1983.

There have been several debates about sites in the last six years but, with the approval of the States, the Finance and Economics Committee is now negotiating to purchase land in the Les Creux/Beauport area to enable the construction of the Island's third 18-hole golf course to go ahead. The latest position on the land negotiations is that everything is proceeding well and that there should be a playable golf course within three years.

It should be noted that this will be the first public 18-hole golf course in Jersey, making it available for residents and tourists.

(b) Fun pool

With regard to the installation of a fun pool, the House will be aware that the Fort Regent Development Committee is

actively considering the creation of a leisure pool at Fort Regent, with the support of the Tourism Committee. The Fort Regent Development Committee intends to present a full report to the States early in 1990, outlining the various alternatives. In the meantime, Fort Regent is investigating whether private financing and/or management might be an option.

Jersey Tourism submitted a strong case for a leisure pool to Pickering-Torkilsden Partnership, the United Kingdom firm of recreational and leisure consultants, who were commissioned by the Advisory Council for Sport, Leisure and Recreation to carry out a survey to determine the requirements of the Island for aquatic facilities.

The Tourism Committee believes that a leisure pool would be valuable to increase Jersey's appeal to the young and to young professionals with families. Our last visitors Survey in 1987 showed that 10 per cent of visitors are in the age range 16-24; 15 per cent in the range 25-34; 15 per cent in the range 35-44. 17 per cent of all parties included children under 16. Jersey Tourism also has a policy of increasing off season traffic and, therefore, it is essential to provide more good quality indoor attractions. A leisure pool would be a major attraction for Jersey, one which Jersey Tourism could feature very strongly in its marketing and one which we believe would increase our off season business. Equally, the Tourism Committee believes that such a facility would prove very attractive to local residents,

especially families, all year round.

Jersey Tourism believes that we must be aware of major investments in the United Kingdom leisure market and that the travelling public is becoming increasingly sophisticated in its demands for leisure facilities, however, it is committed to protecting Jersey's special image and ensuring that developments are in sympathy with our Island, not harsh imported solutions."

Report on the immigration issue.  
Question and answer.

Deputy Maurice Clement Buesnel of St. Helier asked Senator Richard Joseph Shenton, President of the Defence Committee, the following question -

"Will the Defence Committee, through the Immigration Department, produce a truly comprehensive report on the immigration issue which will take into consideration Dr. Plender's oral submission to the States?"

The President of the Defence Committee replied as follows -

"On 11th July, 1989, the Defence Committee received a paper prepared by the Immigration Department entitled 'Preparing for 1993'.

This paper, which the Committee has accepted as a discussion document, addresses the question raised by Deputy Buesnel and also a similar one lodged by him on 14th February this year.

Appreciating that the paper draws attention to certain points of immigration law which require clarification and that its subject will make a useful contribution to anticipated future debate on immigration matters generally, the

Committee has referred the paper to the Crown Officers and to the Policy and Resources Committee for consideration."

Fire Service's powers regarding the safety of older types of multi-occupied property. Question and answer.

Deputy Maurice Clement Buesnel of St. Helier asked Senator Richard Joseph Shenton, President of the Defence Committee, the following question -

``Will the President say what powers the Fire Service has to inspect older types of multi-occupied property and to make and enforce safety recommendations relative to those properties if found necessary for public safety?''

The President of the Defence Committee replied as follows -

- ``1. Any premises registered under the Tourism Law are inspected by the Fire Service who make any recommendations necessary. The Fire Service would then check that the recommendations have been complied with and inform the Tourism Committee accordingly who would then issue or renew the licence.
2. Any premises registered as a lodging house are inspected by the Fire Service who make necessary recommendations. The Fire Service would then check that the recommendations have been complied with and inform the Housing Department accordingly.
3. Any premise that is a designated premise under the Fire Precautions (Jersey) Law, 1977 has to apply for a fire certificate following which an inspection would be carried out and a notice of requirements forwarded. The Fire Service would then check that these requirements have been carried out before issuing a fire

certificate.

4. There are, however, certain premises which do not come under the umbrella of any of the above legislation and it is probably these that the Deputy is concerned about -

Premises that take five persons or less

These could be dealt with in the following ways -

- (a) if any premises other than a single occupied dwelling makes an application to the Island Development Committee for extensions/ alterations then the Fire Service would make recommendations;
- (b) Article 9 of the Fire Precautions (Jersey) Law, 1977 gives the Defence Committee the power to prohibit or restrict the use of premise, or part of a premise, in cases of excessive risk;

this would include any premise excepting a house that is used as a single private dwelling only;

- (c) under Article 2 of the Fire Precautions (Jersey) Law, 1977 the Defence Committee has the power to designate further classes of premises to come within the scope of the Law;

however, the Fire Service is still clearing the backlog of hotels, guest houses and lodging houses that were designated in October 1979 and could not at present cope with further investigations under the Law;

- (d) however, if a premise is

considered a risk and is brought to the attention of the Fire Service then an inspection will be carried out and recommendations made accordingly."

Granting of licences for office and luxury residential development under Part III of the Regulation of Undertakings and Development Law. Policy statement.

The President of the Finance and Economics Committee made a statement in the following terms -

``Before I respond to Senator Rothwell's questions, I believe it would be helpful to the House if I make a statement of the Finance and Economics Committee concerning the granting of licences in the future under Part III of the Regulation of Undertakings and Development (Jersey) Law for office and luxury residential development.

Office development

1. The Finance and Economics Committee's present policy is to grant a licence under Part III of the Regulation of Undertakings and Development Law, for office development, where the floor space to be constructed is to be occupied by an established undertaking whose activities are of significant benefit to the Island, and where the development can be accommodated without placing unacceptable pressures on the Island's resources, and those of the construction industry in particular.
2. In looking to the opportunities for residential development within the urban area, the Policy and Resources Committee has asked the Finance and Economics Committee to review its policy with regard to office development.
3. The Finance and Economics

Committee, in response to this request, has decided that in considering future applications for a licence to undertake office development, having regard to the need to regulate and manage demand on the resources of the Island - as the Committee is required to do under Article 5 of the principal Law it will -

- (i) seek to ensure that urban land suitable for housing is put to that use;
- (ii) continue to seek to ensure that sufficient resources of the construction industry are made available to undertake house building by limiting the extent of the competing pressures for those resources from other forms of public and private development.

4. The Committee also will continue to have proper regard for the floor space requirements of the finance industry and other sectors that arise from an accepted rate of business expansion, and from the need to accommodate new information technology. However, the Committee shares the view of the Policy and Resources Committee that there is, in the following two categories, sufficient office development underway or in prospect to satisfy the needs of the business community for the foreseeable future -

- (a) licences already granted for office development where work is underway or where work is shortly to commence;
- (b) two or three sites which have Island Development Committee approval for office development, which are considered unsuitable for housing because of their location or

configuration, and where negotiations between a developer and an institution whose business activities are of substantial benefit to the Island have been underway for some time and it is understood are close to being brought to a satisfactory conclusion.

In any event where a licence is granted the Committee will continue to require a firm agreement between the developer and an occupant, and the latter will need to be a long established undertaking of considerable benefit to the Island not only in its contribution to tax revenues but also in the recruitment and training offered to local residents.

5. With the exception of the sites referred to in paragraph 4 above, the presumption should be that for a period of at least five years the granting of licences for office development will not be in the Island's best interests. That is, the land and/or construction industry resources would be better used for housing. The only possible exception to this policy would be sites that all concerned accept to be unsuitable for housing, and where the relatively small scale of construction is such that it can be readily accommodated within an acceptable construction programme. In this latter context, it should be assumed that such exceptions are extremely unlikely for at least two or three years.

#### Luxury residential development

The Finance and Economics Committee is according 'luxury' residential developments a very low priority, 'luxury' being defined by reference to the size and expected selling price of the individual dwelling units

concerned. Having regard to the continuing need to manage the resources of the Island - and with the particular requirements of low cost housing in mind - it should be presumed that for the foreseeable future, other than in exceptional circumstances, no licences will be granted for 'luxury' residential development under Part III of the Regulation of Undertakings and Development Law."

Office and luxury development.  
Questions and answers.

Senator John Stephen Rothwell asked Senator Reginald Robert Jeune, President of the Finance and Economics Committee, the following questions -

1. In view of the moratorium on office and luxury development announced publicly by the Finance and Economics Committee last Wednesday, could the President inform the House how much new office development his Committee has agreed to, the names of the companies involved, the square footage and how many new jobs would be created by these decisions?
2. Where companies are moving from existing offices to new offices, could the President tell us how much square footage will become vacant and will such vacant accommodation be referred as soon as possible to the Island Development Committee for possible use for housing?
3. What new luxury development has already been agreed to?
4. What effect will the permission given for new office development have on the use of existing building manpower resources which could impact on the speed of construction of Category A housing so urgently needed?

5. Could the President explain why his Committee gave permission in the first place to so much office and luxury development?"

The President of the Finance and Economics Committee replied as follows -

1. I would draw the attention of Members first to that part of my statement which refers to the policy of the Finance and Economics Committee as applied in recent years. That is, any office development currently under way or licensed and not yet started is for a known well established undertaking whose activities are of considerable benefit to the Island.

No speculative office development has been licensed.

Details of the major office developments presently under way, or those licensed by my Committee and expected to commence shortly, are as follows -

Location	Occupant	Gross Area (sq. ft.)
Union Street	Bank	
Cantrade	20,000	
Union Street	Brow	
n Shipley	20,000	
Broad Street	Roya	
l Trust	42,355	
Kensington Place	Arth	
ur Young	25,000	
Esplanade	Thomas and Co.	12,560
Mulcaster Street	Bilb	
ao International	11,910	
Wesley Street	Moor	
e Stephens	12,500	
Anley Street	Banq	
ue Nationale de Paris	12,460	

The planning of a number of these developments has taken place over several years. Some are close to completion, others have only recently been commenced, and as I have already indicated some have yet to be started.

The main reasons for the occupants requirement for new office space includes improving the quality of the accommodation provided for the staff, and providing generally for the more efficient operation of existing business activities.

There can be no increase in the number of jobs without the consent of my Committee. The present position is that, on occupation of the floor space licensed, the firms to whom I have referred have approval in total for only ten new jobs over and above what they are currently permitted to employ in their existing premises.

2. The companies referred to in the answer to the previous question are expected to vacate existing office floor space totalling 74,000 square feet in area involving fifteen separate locations. Much of the floor space to be vacated is rented and the firms concerned are not in a position to make the property available for housing use. In many cases too the area being vacated forms only part of an office building. More fruitful avenues to explore in the view of the Policy and Resources and the Finance and Economics Committees are the many sites not presently in office use, where the Island Development Committee has granted a planning permit or issued a letter of intent in respect of office development that totals in excess of 300,000 square feet but where

in the view of the Policy and Resources and Finance and Economics Committees the opportunity exists in many cases for their use for housing.

3. As I have indicated in my statement the Finance and Economics Committee attaches a very low priority to the granting of licences under Part III of the Regulation of Undertakings and Development Law for what generally might be considered 'luxury' residential developments. Developments not yet completed such as La Mielle and Victor Hugo were granted licences several years ago, and those licences were granted against the background of decisions of the Island Development and the Housing Committees regarding the nature of the development to be permitted including the allocation of housing units to those qualifying under Regulation 1(1)(k), and the Finance and Economics Committee's assessment of the work load of the construction industry at the time.

I would remind Members that the States on 26th July, 1983 rejected a proposition of the Housing Committee that the Victor Hugo site should be acquired by the public of the Island for residential development.

Any licences the Committee has granted over the past two years have been for individual properties, and for the most part where the property is to be occupied by the person financing the development. In several cases consent was granted to persons who had first applied to the Committee in 1985 and 1986. One licence was granted in March 1988, with a commencement date this year, for the construction of a number of luxury houses at Gorey, but in this case my Committee was urged to do so by the Island Development Committee because of the long and

expensive lead-up to the approval of the designs.

In all cases, however, the Committee has had regard for the capacity of the construction industry to undertake the work involved, against the background of the competing claims on that capacity from public and private projects of higher priority. With a public building and civil engineering programme of #22 million for 1988 and a value of private projects licensed to commence in that year of #33 million, the value of 'luxury' residential developments licensed by the Committee in 1988 was less than #3 million. For 1989 to date no licences have been granted.

4. The Finance and Economics Committee has to consider the needs of the Island as a whole when deciding whether or not to grant a licence under Part III of the Regulation of Undertakings and Development Law. The Committee, in granting the licences to which reference was made in my answer to Question 1, took account of the need to ensure that sufficient building resources are available for the construction of Category A housing and other essential projects; the need to maintain a steady construction programme to retain a healthy construction industry on which the completion of future building programmes depends; the need to limit immigration pressures; and the need to support those businesses from which the Island derives considerable benefit not least in the tax revenues upon which the financing of low cost housing development depends.

In recent years it has been a lack of sites for Category A housing rather than a lack of manpower or financial resources that has held up the house construction programme. The sites on which

office development has been permitted were sites not considered suitable for residential development. One exception to this was the Union Street development and this scheme incorporates 20 housing units, an aspect approved by the States in 1988. Looking to the future, one of the main purposes behind the statement which I read earlier is to make clear to those owning commercial sites that action will be taken to secure a number of those sites on which residential development can be undertaken, and to ensure that sufficient building manpower resources are available to enable those residential units to be constructed.

5. I believe that in the answers I have given to the previous questions I have explained fully why permission was granted for the office and luxury residential development currently under way or in immediate prospect."

Field 817, St. Lawrence: retaining wall.

THE STATES, adopting a Proposition of the Housing Committee -

- (a) approved Drawing No. 8831/04 showing the construction of a retaining wall on Field 817, St. Lawrence;
- (b) authorised the Greffier of the States to sign the said Drawing on behalf of the States.

Commissioners of Appeal for Income Tax: appointment of A.S. Le Ruez, Esq.

THE STATES, adopting a Proposition of the Finance and Economics Committee, approved the appointment of Arthur Stanley Le Ruez, Esq., as a Commissioner of Appeal for Income Tax for the period ending 31st December, 1991, to replace Richard Raymond

Grandin Gallichan, Esq., D.S.C. who had resigned.

Plat Douet School: staff houses.

THE STATES, adopting a Proposition of the Education Committee -

(a) approved Drawings Nos. 2426/105A, 2426/106 and 2426/107 showing the construction of two detached houses at Plat Douet School;

(b) authorised the Greffier of the States to sign the said Drawings on behalf of the States.

Les Landes School, St. Ouen: extension.

THE STATES, adopting a Proposition of the Education Committee -

(a) approved Drawing No. 2467/9 showing the construction of an additional classroom, toilets, wet area and lobby at Les Landes School;

(b) authorised the Greffier of the States to sign the said Drawing on behalf of the States.

Highlands College development.

THE STATES, adopting a Proposition of the Education Committee, approved Drawings Nos. 2874/3, 2874/4 and 2874/5 showing the construction of new classrooms, staff rooms and student accommodation at Highlands College.

Windsor Road, St. Helier: approval of drawings for Nos. 9-13.

THE STATES, adopting a Proposition of the Housing Committee -

(a) approved Drawing Nos. 308-13, 16, 17, 18 and 19, showing the development of Nos. 9-13 Windsor Road, St. Helier, to provide two

three-bedroomed and four two-bedroomed terraced houses and three two-bedroomed flats;

(b) authorised the Greffier of the States to sign the said Drawings on behalf of the States.

Housing Committee: vote of no confidence. P.104/89.

THE STATES rejected a Proposition of Senator Richard Joseph Shenton that they have no confidence in the Housing Committee.

Members present voted as follows -

``Pour" (6)

Senators

Shenton, Le Main, Stein.

Deputies

St. Peter, Bailhache(H), Baudains(H).

``Contre" (40)

Senators

Jeune, Binnington, Horsfall, Ellis, Baal, Rothwell, Le Maistre, Carter.

Connétables

St. John, St. Peter, St. Helier, St. Clement, St. Lawrence, St. Mary, St. Ouen, St. Saviour, St. Brelade, Trinity, St. Martin, Grouville.

Deputies

de la Haye(H), Morel(S), Le Gallais(S), Roche(S), Le Quesne(S), Vandervliet(L), Beadle(B), Blampied(H), Billot(S), Norman(C), St. John, St. Martin, Baudains(C), Buesnel(H), Le Sueur(H), St. Ouen, Coutanche(L), Huelin(B), Jordan(B), Rabet(H).

Cannon Street, St. Helier:  
purchase of Nos. 9-11. P.95/89.

THE STATES, adopting a Proposition of the Island Development Committee -

- (a) authorised that Committee to purchase the properties, Nos. 9 - 11 Cannon Street, St. Helier, as indicated on Drawing No. 01.228.1, from E. Russell (Jersey) Limited for States' rental development at a fair and proper price to be agreed by the Finance and Economics Committee and authorised the Greffier of the States to sign the said Drawing on behalf of the States;
- (b) in the event of failure to reach agreement with the vendors, authorised the Island Development Committee to acquire the properties by compulsory purchase on behalf of the public, in accordance with the provisions of the Compulsory Purchase of Land (Procedure) (Jersey) Law, 1961;
- (c) authorised the payment or discharge of the expenses to be incurred in connexion with the acquisition of the said properties and of all legal expenses from the Island Development Committee's vote of credit "Acquisition of Land" (Vote No. C.0904);
- (d) authorised the Attorney General and the Greffier of the States to pass, on behalf of the public, any contracts that it might be found necessary to pass in connexion with the said properties and any interest therein;
- (e) agreed to the transfer of the land from the Island Development Committee to the Housing Committee on completion of the transaction.

Health and Safety at Work  
(Amendment) (Jersey) Law, 1989. P.99/89.

THE STATES, subject to the sanction of Her Most Excellent Majesty in Council, adopted a Law entitled the Health and Safety at Work (Amendment) (Jersey) Law, 1989.

Telephone House: refurbishment.  
P.101/89.

THE STATES, adopting a Proposition  
of the Telecommunications Board -

- (a) approved Drawings Nos. 4B and 5C showing the building alterations necessary for the making good and refurbishment of Telephone House as office and staff welfare accommodation;
- (b) authorised the Greffier of the States to sign the said Drawings on behalf of the States;
- (c) authorised the Telecommunications Board to negotiate separate contracts for each type of work involved in each of the phases of the project.

Currency Notes (Variation of  
Maximum Amount of Issue) (Jersey)  
Regulations, 1989. P.102/89.

THE STATES, in exercise of the powers conferred by paragraph (2) of Article 1 of the Currency Notes (Jersey) Law, 1959, as amended, made Regulations entitled the Currency Notes (Variation of Maximum Amount of Issue) (Jersey) Regulations, 1989.

THE STATES rose at 6.30 p.m.

E.J.M. POTTER

Greffier of the States.