

**WRITTEN QUESTION TO THE MINISTER FOR INFRASTRUCTURE  
BY DEPUTY C.S. ALVES OF ST. HELIER  
ANSWER TO BE TABLED ON TUESDAY 9th OCTOBER 2018**

**Question**

When are the lease agreements for States-owned properties on the Waterfront, such as the Aquasplash, due for renewal?

What consideration, if any, has been given to alternative options with regard to the ownership of those sites?

**Answer**

The controlling interest in landholdings on the Waterfront is with the States of Jersey Development Company through a number of a 150 year leases. These leasehold interests have been sub-divided through a series of sub-leases and sub-sub leases. A summary of the headlease arrangements are set out below:

**HEADLEASES****Underground Car Park & Marina Area**

The Underground Car Park & Marina Park area (part of the area known as Area 6, which excludes the Leisure Complex & Pool) is under a 150 Year Lease from the 9th July 2004 by the Public to the "States of Jersey Development Company" - SoJDC (formerly known as the "Waterfront Enterprise Board" - WEB). This site consists of the 521 spaces "Underground Car Park" with "Marina Park" (Public Open Space) above.

**Leisure Complex & Pool**

The area of the Leisure Complex & Pool (excluding the Underground Car Park and Marina Park) is under a 150 Year Lease from the 14th September 2001 by the Public to "CTP (Jersey) Limited".

On the 26th March 2004 the Public were party to the Sale, Cession & Transfer of rights in the remainder of the 150 year lease of an area of land at the Leisure Complex to accept "AXA Sun Life plc" as the new lessee in place of "CTP (Jersey) Limited".

On the 5th February 2010 there was the Acquisition by way of Appropriation from "AXA Sun Life plc" of a certain leasehold interest in an area of land situated at the rear of the "Leisure Centre Complex" which forms part of the site of the proposed "Esplanade Quarter", measuring approximately 500.60 sq m. The area is shown hatched on the "Professional Hi-Tech Services Ltd" drawing "P 580 82".

On the 21st October 2011 "AXA Sun Life plc" changed its' name to "Friends Life Company Limited".

**Harbour Reach**

Forms part of Area 6, along with the Car Park and Marina Park, leased to SoJDC by the Public on the 9th July 2004 for 150 years. On 16<sup>th</sup> July 2004 SoJDC sub-leased the land for the remainder of the term to Spinnaker Developments Limited.

On 23<sup>rd</sup> December 2016 SoJDC sold its interest in one of the ground floor commercial units to Netherton Investments Limited for £1.65m.

**Radisson Blu Waterfront Hotel Groundsite**

Leased to SoJDC (formerly WEB) by The Public for a term of 150 years, from the 21st November 2003. On 9<sup>th</sup> September 2005 SoJDC sub-leased the site for the remainder of the term to Jersey Waterfront Hotel Holding Limited.

On 26<sup>th</sup> May 2017 SoJDC sold its interest in the head lease to Point Properties Limited for £3.149m

**Liberty Wharf and Liberation House Liberty Wharf Annexe Site**

On the 7th November 2003 there was the passing in the Royal Court of the 150 Year Headlease to the "Waterfront Enterprise Board" (WEB/SoJDC) (Lease No 4094) at £1 per year. There were amendments (Deeds of Arrangements) made to this Lease on the 16th July 2004 and again on the 26th August 2005. The 150 Year Headlease to WEB, recorded here, covers the whole of Liberty Wharf (JPH Refs 1239, 1386, 2023 & 2024). On 14<sup>th</sup> October 2005 SoJDC sub-leased the site (in various parcels) for the remainder of the term to Islands Development Limited.

**Esplanade Quarter**

This land is on a 150 year lease to SoJDC (formerly WEB) originally from the 9th July 2004, which was cancelled and passed again on the 19th December 2008.

On the 19th December 2008 the cancellation of the Contract Lease dated 9th July 2004 between the Public of the Island and "Waterfront Enterprise Board Limited" of the Esplanade Car Park, St Helier, was passed in the Royal Court.

On the 19th December 2008 the 150 Year Contract Lease by the Public of the Island to Waterfront Enterprise Board Limited (WEB) of the "Esplanade Quarter Site" was passed in the Royal Court.

On the 5th February 2010 there was the Acquisition by way of Appropriation from "AXA Sun Life plc" of a certain leasehold interest in an area of land situated at the rear of the "Leisure Centre Complex" which forms part of the site of the proposed "Esplanade Quarter", measuring approximately 500.60 sq m. The area is shown hatched on the "Professional Hi-Tech Services Ltd" drawing "P 580 82".

**Weighbridge**

On the 15th February 2008 the Public Leased to WEB the Weighbridge site for a term of 150 years.

On the 26th June 2009 the Public of the Island were party to the Sub-Lease of a piece of land situate to the west of the "Royal Yacht Hotel" (forming part of "The Weighbridge Bus Station Head Lease") by "WEB" to "The Yacht Hotel Limited", in order to consent to the Sub-Lease and to confirm that the Sub-Lessee will become a lessee in the event of cancellation of the Head Lease. The Sub Lease has a term of 25 years, commencing on 1st January 2008.

On the 10th March 2017 the Public of the Island was Party (as Head Landlord) to an extension of the Sub-Lease between the "States of Jersey Development Company Limited" and "Yacht Hotel Limited" dated the 1st January 2008 of the Royal Yacht Hotel Al Fresco area, situate on part of the site known as "Weighbridge Park", for a further term of 25 years to terminate on the 31st December 2057.

**Alternative Ownership Options**

Due to commercial confidentiality, it is not possible to provide information regarding any discussions about alternative ownership that may or may not be ongoing.