

**LA COLLETTE, ST. HELIER: LEASE  
TO RONEZ LIMITED**

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**Lodged au Greffe on 19th May 1998  
by the Harbours and Airport Committee**

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**STATES OF JERSEY**

**STATES GREFFE**

175

1998

P.92

Price code : A

## PROPOSITION

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

to refer to their Act dated 20th January 1998, in which they approved the lease of land to Ronez Limited, and to substitute for sub-paragraph (a) the following sub-paragraph -

“(a) to approve the lease to Ronez Limited for a period of 21 years, commencing on the day the lease is passed before the Royal Court, of an area of land (designated LC2) adjacent to the Victoria Pier, La Collette, St. Helier, measuring 11,513 square feet, as shown on the plan of Rothwell and Partners, consulting engineers, (drawing No. 97035/100A), comprising -

- (i) 6,610 square feet of land currently leased by Ronez Limited and used to house four cement silos; and
- (ii) 4,903 square feet of land to be used to house an additional silo and tanker filling hut;

at an annual rental of £14,391.25 (representing a rate of £1.25 a square foot), the rental to be subject to triennial review in line with open market value;”

### HARBOURS AND AIRPORT COMMITTEE

NOTE: The Finance and Economics Committee supports this proposition.

## Report

On 20th January 1998, the States, in adopting P.208/97, approved the lease to Ronez Limited for a period of 21 years, of an area of land measuring 12,970 square feet, comprising 6,610 square feet of land already leased and used for the company's bulk cement silos and 6,360 square feet of land for an additional silo and tanker filling hut.

The site measurement of 12,970 square feet was taken from the original site plan of the area. However, following a full engineering specification and agreement with neighbouring property, the site area was re-measured and proposed boundaries established, with the assistance of the States' Conveyancing Section, which would better allow for future harbour developments. The new area was found to be precisely 11,513 square feet, as shown on the attached plan of Rothwell and Partners Consulting Engineers (No. 97035/100A), and thus a reduction of 1,457 square feet than that previously agreed by the States.