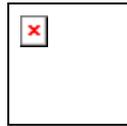


**MARINE LEISURE INDUSTRY: LEASE OF LAND TO
GT MARINE LIMITED**

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



STATES OF JERSEY

STATES GREFFE

175

1999

P.71

Price code: A

PROPOSITION

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

- (a) to approve the lease to GT Marine Limited of land measuring approximately 7,168 square feet for a period of 21 years, with an 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 two marine engineering workshops at La Collette boat maintenance area to the south of the Driver and Vehicle Standards Department building. The annual rental to be charged at £10,752 (representing a rate of £1.50 a square foot) shall be subject to upward review to the open market rental value of the land or the Jersey cost of living index, whichever is the greater at the date of each review, every five years 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

The area proposed for the lease lies in the eastern extremity of the new boat maintenance park and has been designated (LB1A) on the attached copy of the drawing (stamped with Planning permit No. 8598/IB). It was, prior to being transferred from the administration of the Public Services Committee to the Harbours and Airport Committee in a land swap used for the park and ride scheme.

Since the completion of Elizabeth Marina, enlargement of La Collette boat maintenance park and the completion of a new 65 ton boat hoist dock, there has been no increase in premises required to meet the increased demand for marine engineering services. The construction of these two workshops will make a valuable, if somewhat overdue, contribution to the emerging marine leisure industry. Whilst it would have been feasible to divide this land and offer it to two developers, the Committee has recognised that a single building divided into two workshops will reduce overheads all round and assist in holding down maintenance costs to its customers. It also provides the opportunity for each workshop to specialise in a particular area of maintenance. However, sub-tenancy arrangements including rental are to be controlled by the Committee.

GT Marine Limited (principal Mr. Graeme Tanguy) has an outstanding request of some eight years to rent, self-fund or purchase suitable marine engineering workshops. During these years, his customer base has grown, but the company has had to move to three locations, currently sharing with another marine engineer at La Folie, South Pier.

Planning permission for the development was granted on 2nd December 1998 by the Planning and Environment Committee (permit ref: 8598/IB). GT 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 commence within one year and be completed within two. Failure to commence or complete rendering the lease null and void.