

**WRITTEN QUESTION TO THE MINISTER FOR ECONOMIC DEVELOPMENT
BY DEPUTY G.C.L. BAUDAINS OF ST. CLEMENT**

ANSWER TO BE TABLED ON TUESDAY 4th JULY 2006

Question

Further to oral questions on 20th June 2006, in relation to coastal forts and similar type holiday lets, would the Minister inform members –

- (a) of the confirmed total spend so far on all conversion work involved?
- (b) of the future anticipated spend, if any?
- (c) of the number of properties currently converted for holiday letting and the number planned to be so converted?
- (d) of the costs divided between essential repair and modernisation/fitting out required for habitation for both currently completed units and those planned to be let?
- (e) of the percentage of those properties on mains drains?
- (f) of the percentage of those properties that have mains water supply and, for those without, what provisions are made and what type of waste disposal is provided for sewage/household?
- (g) of the provision made for solid waste collection from offshore forts, if any? and,
- (h) of the anticipated ongoing annual maintenance costs ,if any, differentiated between fabric maintenance and that required as a result of letting?

Answer

As mentioned in the answer to Deputy J.A. Martin of St. Helier on 20th June 2006, the Tourism Development Fund has awarded two grants to the Coastal Forts and Fortifications Project. The first, for which funds have been transferred, was for £250,000, the second was for £340,000 making a total of £590,000. Detailed business plans were presented to the Tourism Development Fund Sub-Committee for both grants and the Sub-Committee was satisfied that the project met the criteria of the Scheme. Both Grants were subsequently agreed by the Economic Development Committee and the total grant was agreed by the Minister for Treasury and Resources.

The initiative is a joint project between Economic Development, Transport and Technical Services, Planning and Environment and the Jersey Heritage Trust. The Jersey Heritage Trust is the project manager.

I would be happy to arrange for the Deputy, and indeed any member, to visit the sites and be given a detailed overview of the project.

- (a) As at 31st May 2006, a little over a third of the project budget had actually been spent. Of the £298,000 which had been spent £206,000 was on building fabric, £41,000 on furnishing and £51,000 on fees. The work to date has been focused on Barge Aground and Fort Leicester, although some modest sums have been incurred in respect of other forts and towers within the programme.
- (b) The expected cost to completion is £500,000 (£798,000-£298,000).
- (c) At present two properties have been finished, namely Fort Leicester and Barge Aground. The Radio Tower, Corbière will be the next to be opened. Of the current scheme nine properties should be available for

self catering.

- (d) The split between essential repair and 'modernisation' is very difficult to answer. Essentially properties that have not been used for accommodation for many years are being converted for self catering. For a smaller sum of money they could have been stabilised as ruins, or roofed to protect them but left empty. This project looked at opening them up as self catering accommodation.
- (e) Barge Aground is now on mains drains, but unsurprisingly no others are yet. It is intended that Radio Tower will be on mains drains, as will Lewis Tower, St. Ouen, La Tour Carrée (eventually), Red Tower, Archirondel, and L'Etacquerel. Seymour will not be on drains (as existing) and La Crête Fort and Fort Leicester will have tight tanks (both as existing).
- (f) Mains water is now at Barge Aground and Radio Tower. There is a bore hole at Fort Leicester (as existing), rainwater tank at La Crête Fort and L'Etacquerel (as existing). Mains water will be run to Red Tower, Archirondel, La Tour Carrée and Lewis Tower in due course.
- (g) All solid waste from offshore forts is to be brought back on shore.
- (h) Maintenance as a result of letting, namely day-to-day care and cleaning, will be covered by the lettings management budget. It needs to be assessed how much of the Transport and Technical Services' budget will be allocated to forts and towers in the future and how much revenue from the forts and towers lettings scheme will be allocated to repair and how much to bringing further buildings into the scheme, if any. This needs discussion about future arrangements between Jersey Heritage Trust, Property Holdings, Transport and Technical Services and Jersey Tourism.