

STATES OF JERSEY



ST. AUBIN'S HARBOUR, ST. BRELADE: LEASE OF AN AREA OF LAND TO ALCORA LIMITED

Lodged au Greffe on 1st June 2004
by the Deputy of St. John

STATES GREFFE

PROPOSITION

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

to agree that the proposed lease by the public to Alcora Limited of an area of land designated SA1, measuring approximately 5,500 square feet, on the north quay of St. Aubin's Harbour, St. Brelade, for a period of 99 years from 1st July 2004, should not be concluded by the Harbours and Airport Committee until the transaction has been approved by the States.

DEPUTY OF ST. JOHN

REPORT

Members will have seen from the notice of Standing Order transactions under delegated functions for the States sitting of 1st June 2004 that members were asked to note this lease to Alcora Limited –

**NOTIFICATION OF STANDING ORDER DECISIONS –
FINANCE AND ECONOMICS COMMITTEE
(delegated functions)**

27th May 2004

- (a) *as recommended by the Harbours and Airport Committee, the lease to Alcora Limited of an area of land (designated SA 1– measuring approximately 5,500 square feet) on the north quay of St. Aubin's Harbour, St. Brelade, for a period of 99 years from 1st July 2004, at an annual rent of £30,000 subject to review at eight years from commencement and every seven years thereafter in accordance with the open market value;*

Comments and concerns were raised by a number of members given that little information was available to members and, on questioning both the President of the Finance and Economics Committee and the President of the Harbours and Airport Committee to elucidate details, little information was given.

As the area to the east of St. Aubin's Harbour is to be reclaimed at some time in the future, can it be right to put in place a 99-year lease at this time, and on this site?

I therefore ask the States to agree that the Harbours and Airport Committee should bring before the House a detailed report and proposition to enable the States to debate the proposed 99-year lease on this site.

There are no financial or manpower implications from this proposition.