

Government of Jersey
Union Street | St Helier | Jersey | JE2 3DN

Deputy Helen Miles
Chair, Corporate Services Scrutiny Panel
By email

10 January 2025

Dear Chair,

P.88/2024 States of Jersey Development Company: Pre-Sales Provisions for Residential Developments and Pre-Let(s) Provisions for Commercial Developments – Information Request.

I am writing in response to your letter dated 7 January 2025, addressed to the Chief Minister. In the Chief Minister's absence, I am pleased to reply on behalf of the Council of Ministers.

I would first confirm that, notwithstanding the fact that this Proposition is relatively straightforward, I am content that the debate can be deferred until the sitting on 25th February 2025 and my officers will liaise with the Greffe accordingly.

Turning to your specific questions:-

1. To date, HSBC Bank, Jersey has provided SoJDC its property development and investment finance. A lender's risk appetite is constantly changing in line with the macro and micro-economic environment prevailing at the time and in any event, may be commercially sensitive and not something that they would generally wish to share with third parties. Expressions of interest and lending appetite is only sought once a project is ready to commence construction and ultimately any lending proposal is tabled to the selected bank's Credit Committee for approval.

As of 31 December 2024, SoJDC had the following loans in place:

- £8.2m against the Waterfront Leisure Centre
- £28.5m against the IFC 6 building

2. SoJDC will require development finance to deliver its next projects being the IFC 2 office development and the Westward residential development at South Hill. Once these developments are completed and sold, the development finance will be repaid.

Finally, I note that a date and time for an officer briefing has now been confirmed.

Yours sincerely



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