

Decision Summary


Department for Infrastructure



Ministerial Decision

Decision Reference: MD-PH-2018-0019			
Decision Summary Title (File Name):	Weighbridge Park, St Helier – Proposed: (i) Variation of the Present Lease to the States of Jersey Development Co Ltd (“SoJDC”); (ii) New Lease to SoJDC for the remaining Land; (iii) Assignment of the Present Lease from SoJDC to a New Tenant.	Date of Decision Summary:	23 July 2018
Decision Summary Author:	Principal Property Manager	Decision Summary: Public or Exempt?	Public
Type of Report: Oral or Written?	Written	Person Giving Oral Report:	N/A
Written Report Title (File Name):	Weighbridge Park, St Helier – Proposed: (i) Variation of the Present Lease to the States of Jersey Development Co Ltd (“SoJDC”); (ii) New Lease to SoJDC for the remaining Land; (iii) Assignment of the Present Lease from SoJDC to a New Tenant.	Date of Written Report:	14 March 2019
Written Report Author:	Principal Property Manager	Written Report : Public or Exempt?	Exempt - QE Article 33(b) and QE Article 34(b) SD - Public
Subject: Weighbridge Park, St Helier – Proposed: (i) Variation of the Present Lease to the States of Jersey Development Co Ltd (“SoJDC”); (ii) New Lease to SoJDC for the remaining Land; (iii) Assignment of the Present Lease from SoJDC to a New Tenant. PBA 0372-01-001			
Decision(s): In accordance with Standing Order 168 (1) (a) the Minister agreed, as recommended by Jersey Property Holdings: <ul style="list-style-type: none">a. a variation of the present 150-year lease - which commenced in 2007 - of the Weighbridge Park, St Helier from the Public to SoJDC, to reduce the extent of the			

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<p>leased land to that of the al-fresco area presently subject to a 50-year sub-lease from SoJDC to The Yacht Hotel Ltd</p> <p>b. a new lease from the Public to SoJDC of the remaining part of the Weighbridge Park, following the proposed lease variation mentioned above (a), the new lease being on the same terms as the original 2007 lease</p> <p>c. the assignment of the original 2007 lease, once varied, from SoJDC to a new tenant</p>	
<p>Reason(s) for Decision:</p> <p>The SoJDC Board wish to sell various investment properties which sit outside of the company's core business and which would be used to support cash-flowing from the company's core development activities</p>	
<p>Resource Implications:</p> <p>1. The financial implications of this decision are detailed in the accompanying report.</p> <p>2. There are no manpower implications in respect of this decision.</p> <p>3. When the transaction is concluded the fixed asset register and States balance sheet will be amended to account for the transaction.</p>	
<p>Action required:</p> <p>1. In accordance with Standing Order 168 (3) this decision must be presented to the States at least 15 working days before the contract is passed before Court or concluded. After the expiry of 15 working days following presentation to the States the transaction may be concluded.</p> <p>2. The Minister hereby authorised, as applicable:</p> <p>a. under Standing Order 168 (5) the Attorney General and the Greffier to pass any contract which is required to be passed on behalf of the Public</p> <p>b. the Director of Jersey Property Holdings to conclude any contract which is required to be concluded on behalf of the Public.</p>	
<p>Signature:</p> 	<p>Position:</p> <p>Deputy K Lewis Minister for Infrastructure</p>
<p>Date Signed:</p> <p>15/3/2017</p>	<p>Date of Decision (If different from Date Signed):</p>