



States of Jersey

IDC

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Mr J Mulready
Chief Executive Officer
Public Services Department
South Hill, St Helier

PT/BW/15/H/65

7th February 1994

Dear John

Re: La Collette - Acquisition of Foreshore

I believe John Young may have already spoken to you this morning on the above matter, but having worked on this for a greater part of the weekend to ensure that I did not hold the contract up, I think it is important to explain the present situation.

Having only been instructed by your Department a little over a week ago, last Thursday I took the proposal, at very short notice for acquisition, to the Island Development Committee and in principle it was agreed that the Committee would support the purchase and the use of its Land Vote C0904 to meet the Crown's £275,000 asking price.

On Friday, I hastily arranged for the matter to be discussed as an emergency item at the Finance & Economics Committee meeting of today. I prepared a report in the form of a letter, supported by your own Department's report and plan, which was subsequently faxed to the President of Finance & Economics to request inclusion on the Agenda.

At a meeting on another quite separate matter on Friday with the Solicitor General and my President, the subject of the foreshore acquisition came up, and Deputy Hinault was advised by the Solicitor General that the acquisition should not proceed without proper legal advice and representation on behalf of the Public of the Island, bearing in mind that the present Deputy Bailiff represents the Crown as Her Majesty's Receiver General.

	INFO	ACTION
PRESIDENT	/	/
CHIEF OFFICER	/	/
DIRECTOR OPERATIONS	/	/
CHIEF ENG. CAP.	/	/
CHIEF ENG. DESIGN	/	/
CHIEF ENG. CONSULTANCY	/	/
CHIEF ARCHITECT	/	/
P.S.D. RECEIVED - 7 FEB 1994		
ADMIN. MANAGER	/	/
FINANCIAL CONTROLLER	/	/
CHIEF T/S OFFICER	/	/
PSC	/	/

To	MR. MULREADY	FAX
Company	P.S.D.	
From	PAUL TURNER	Post-It Fax Note
Company	DPS	
Tel. No.	601461	Ref No. 7058
	No. of Pages	5

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The Solicitor General received from this office all the paper work involved directly after lunch on Friday and took the opportunity to discuss the matter with the previous Solicitor General, Terry Sowden, and then report back to me later in the afternoon. Stephanie Nicolle sent me a written opinion on Saturday which I faxed to the Treasury early this morning so that it could be included in the papers supplied to the Finance & Economics Committee members.

Meanwhile, the President of the Island Development Committee has confirmed to me this morning that he does not wish to take the Report and Proposition to the States and quite clearly expressed the view that it should be done by your Committee. I am perfectly prepared to assist with the preparation of that to enable it to be included on an early Agenda, but I would prefer to take advice on two matters before doing that:-

1. The preparation of an independent valuation by this Department taking into account the possible claim on title.
2. How the risk may be minimised/eliminated/indemnified for the States and the Public of the Island, should there be a claim on title in the future, especially bearing in mind the likely cost of reclaiming and developing the area.

I can proceed with both of these immediately given the right information. I had, in fact, already asked our consultant valuers to prepare a valuation last week and the information required of both your Department and the Planning Office is listed in the attached letter from Richard Owen at Drivers Jonas. Perhaps you could arrange for your officers to provide what information they can so that a valuation can still be prepared to support any report to Committee or the States.

I have done everything possible to ensure that the matter can, given the necessary political support, be progressed to meet your deadlines, despite my strong reservations on the purchase of land without benefit of having the correct legal and valuation advice on behalf of the Public.

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It is now essential that I receive the information requested in the attached letter from Drivers Jonas as soon as possible from your Department.

Yours sincerely

B. Waters

P.P. **P Tucker**
Director of Property Services

c.c. Solicitor General
John Young, Chief Executive Officer, Island Development Committee

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