

**QUESTION TO BE ASKED OF THE PRESIDENT OF THE FINANCE AND ECONOMICS  
COMMITTEE ON TUESDAY 18th MARCH 2003, BY THE DEPUTY OF ST. JOHN**

**Question**

Will the President inform the Assembly whether there are any premises which are occupied by the Jersey Heritage Trust which are done so without a lease being in force, and, if so, would he inform members of the reasons for this, as well as providing the terms of such arrangements including the applicable dates of commencement and termination, and a breakdown of responsibilities between the landlord and tenant in respect of maintenance issues?

**Answer**

To answer the question as laid down would require me to reproduce a full set of documents relating to the Jersey Heritage Trust's interest in all the properties it occupies. To provide a reasonable level of information to Members, I set out the following details of all the properties occupied or administered by the Jersey Heritage Trust:

- 1 The Sir Frances Cook Gallery, Augrès, Trinity. This property was acquired by deed of gift dated 4th May 1984, from Mrs. Bridget Lynch Cook. As owner, the Trust has all the responsibilities of upkeep and maintenance.
- 2 No. 9 Pier Road and the property to the rear of 9 Pier Road, 17 Pier Road, 1 Caledonia Cottages and 748 square feet of land forming part of the site of 15 Pier Road, St Helier. All this property was acquired by deed of gift from the Public dated 13th January 1989.
- 3 No.13 Pier Road, St. Helier. This property was acquired by deed of gift from the Société Jersiaise dated 13th January 1989.
- 4 No. 2 Caledonia Cottages, St Helier. This property was also acquired by deed of gift from the Société Jersiaise dated 13th January 1989.

All the aforementioned properties situated at Pier Road and Caledonia Cottages and described in paragraphs numbered 2, 3 and 4 now form part of the new Jersey Museum complex, a property for which the Trust, as owner, has all the responsibilities of upkeep and maintenance.

- 5 On 18th June 1993, the Trust took a lease of Le Hocq Tower, St Clement for a period of twenty-five years to commence on the 24th June 1992, at £10.00 per annum, which rental was payable by one payment in advance on the passing of the contract. The Trust has the responsibilities of upkeep and maintenance of this property.
- 6 By contract dated 13th December 1996, the Trust acquired from the Public of this Island by way of deed of gift the perpetual usufruct, or life enjoyment, of the following three properties:-
  - (a) Mont Orgueil Castle together with the lands dependant thereto;
  - (b) Elizabeth Castle; and
  - (c) a certain area of rock dependant of Elizabeth Castle with the two buildings constructed thereon and generally known as "The Hermitage de St. Helier".
- 7 On 24th January 1997, the Trust exchanged certain walls and offsets at the Sir Francis Cook Gallery with "Randalls Properties Limited", the owner of "Oaklands Lodge Hotel". This was merely a re-arrangement of the boundaries and assisted the Trust with the construction of the Collections Store to the rear of the Sir Francis Cook Gallery.

- 8 The Trust occupies the properties known as the Occupation Tapestry Gallery and the Maritime Museum (B, C, D and E stores) under a nine-year lease from the Harbours and Airport Committee expiring on 30th June 2005. It has a nine-year lease of 'A' store granted on 1st September 2000, expiring on 1st September 2009. The Trust is responsible for internal maintenance and the Committee for external maintenance of these properties.
- 9 The Trust will soon be entering into an agreement to administer Grosnez Castle for a term of seven years, a property for which the Trust will have the responsibilities of upkeep and maintenance, within the limits of available financial resources.
- 10 The status of the Trust's occupancy of the Jersey Archive building at Clarence Road, opened in 2000, is still the subject of negotiation between the Finance and Economics Committee, the Property Services Department and the Trust. The Trust has indicated its readiness to sign a lease on the building provided that sufficient funds are made available to allow the Trust to discharge any consequent additional responsibilities for this public building.
- 11 La Hougue Bie is occupied under a management agreement entered into on 2nd November 1987, with the Société Jersiaise, the terms of which were subsequently amended by an agreement dated 23rd October 1992. The Trust is responsible for the maintenance and upkeep of all the publicly accessible buildings and spaces on the site, and the Mound itself.
- 12 Hamptonne Country Life Museum is occupied under a management agreement entered into on 21st May 1993, with the National Trust for Jersey, which is the reversionary owner of the property under contracts passed before the Royal Court on 11th December 1987, and the Société Jersiaise, usufructuary owners of the property under a contract similarly dated and also passed before the Royal Court. The Trust is responsible for the maintenance and upkeep of the buildings and grounds.