

2020.03.09

**16 Deputy K.F. Morel of the Minister for Infrastructure regarding the refurbishment of Fliquet Tower and Bunker: (OQ.67/2020)**

Before authorising Ministerial Decision MD-PH-2020-0005, what due diligence did the Minister undertake to ensure that the Families in Recovery Trust has sufficient funding and sufficient expertise in heritage renovation to refurbish Fliquet Tower and Bunker effectively and in a manner befitting an important historical site?

**Deputy K.C. Lewis (The Minister for Infrastructure):**

The Families in Recovery Trust is part of the Silkworth Charity Group and, as such, has access to significant funding resources and also the financial backing of its Chairman. The Chairman has local and national history in the building and construction sector, including working on historic buildings. With regard to the proposed works to be undertaken to the Tower, the agreed heads of terms for the lease state that: "In advance of a commencement date, the lessee will apply for planning consent for those aspects of the use requiring such consent, it being agreed and understood that the lease shall be subject to the granting of such consent." An architect has been employed, who has experience of working on projects of historical importance.

**3.16.1 Deputy K.F. Morel:**

The terms of the lease take this building away from the public, essentially for up to 50 years. Has the Minister included break clauses that are shorter than the 25 year option that does exist in there? Has the Minister included break clauses in the lease contract, so that the Island may take repossession of the site, in the event that the Families in Recovery Trust is not maintaining this historic site to the level that the public would expect, or using it sufficiently in the public interest to maintain its lease? If not, please could he explain why not?

**Deputy K.C. Lewis:**

Yes.

**The Deputy Bailiff:**

That was his answer.

**3.16.2 Deputy K.F. Morel:**

So, there are break clauses before the 25-year period; is that correct?

**The Deputy Bailiff:**

Minister, there are break clauses?

**Deputy K.C. Lewis:**

Indeed, Sir.