

THE STATES OF DELIBERATION
of the
ISLAND OF GUERNSEY

18th October 2023

Proposition No. P.2023/101

Policy & Resources Committee

Funding & Investment Plan

MOTION UNDER ARTICLE 7(1) OF THE REFORM (GUERNSEY) LAW, 1948

Proposed by: Deputy A Taylor

Seconded by: Deputy G St Pier

To suspend Rule 24(2) of the Rules of Procedure of the States of Deliberation and their Committees to the extent necessary to permit the amendment below to be debated.

AMENDMENT

Proposed by: Deputy A Taylor

Seconded by: Deputy G St Pier

To insert an additional proposition after Proposition 6 as follows:

AND ONLY IF PROPOSITIONS 4, 5 OR 6 ARE APPROVED:-

“6A. To note that the allocation of £35m for the Bridge Regeneration Project (as referred to in all Portfolios) is an in-principle agreement that to assist housing supply and affordability, the States should be prepared to invest to facilitate regeneration of the Bridge through the development of housing and related flood defence work and to direct the Policy & Resources Committee to revert back to the States with a Policy Letter before any financial commitment is made or procurement process begun and that the Policy Letter will include, but not be limited to:

- Proposed details of what is being invested into, or purchased, and at what indicative cost, including indicative future costs (for example maintenance contracts or sinking fund contributions),
- Projected timelines for delivery and hand over of any completed units (where applicable),
- Assurance of due diligence checks as may be necessary into any company (or entity), its directors (past and present) and its financial status, including assets and liabilities,

- Where applicable, such information as required to understand what guarantees and warranties will be offered by any vendor, partner or main contractor regarding the purchase of any properties and also the completion of an overall scheme.”

Rule 4(1) Information

- a. The proposition contributes to the States’ objectives and policy plans by progressing the delivery of an action in the Government Work Plan.
- b. Due to the last minute re-organisation of debate, consultation has been limited to email exchanges with members of Policy & Resources.
- c. The proposition has been submitted to His Majesty’s Procureur for advice on any legal or constitutional implications.
- d. The Policy and Resources Committee have already stated their intent to bring a Policy Letter to the States before the end of 2023, it is therefore assumed that this workstream is already resourced and that there are therefore no additional funding costs associated with the review.

Explanatory Note

In the original order of debate for this meeting, the States would have been asked first (Proposition 2 of the Government Work Plan 2023-25) to “...agree in principle that the States should be prepared to invest to facilitate regeneration of the Bridge through the development of housing and related flood defence work.” Without this amendment, the States will potentially allocate £35m funds to a project without any formal framework or direction.

Regardless of merit of any proposed scheme or any States’ involvement, to date, members have not been appraised in any meaningful information regarding this substantial addition to the capital portfolio (representing approximately 18%, 8% & 7% of Portfolios 1, 2 & 3 respectively). Information has been provided in small drips without any collated resource upon which to base a decision or refer back for information.

The information suggested within the bullet points for inclusion in the Policy Letter are based upon the suggested due diligence points contained within Deputy Ferbrache’s letter sent to all members (via email on 28th September 2023) regarding Leales Yard.

Notwithstanding that some of this information might be considered commercially sensitive, entering into a development of this value is likely to be incredibly complex for both the States and the developer, therefore, to secure the very best deal for taxpayers, it is appropriate that States Members are appropriately briefed and fully assured as to the breadth and depth of due diligence that is in hand.